



**PLANNING COMMISSION AGENDA
REGULAR MEETING
MONDAY, June 18, 2018
STUDY SESSION – 4:30 P.M. – CITY COUNCIL CHAMBERS
REGULAR MEETING – 5:00 P.M. – CITY COUNCIL CHAMBERS**

1. Call to Order.
2. Roll Call.
3. Dispense with the reading and approve the minutes of the May 21, 2018 Regular Meeting as prepared.
4. Dispense with the reading and approve the minutes of the June 4, 2018 Study Session meeting as prepared.
5. Consider a request to rezone from R Rural to GI General Industrial by Dana Leland, owner of property located at 4173 North Yager Road, Fremont, County, Nebraska.
 - Staff Report
 - Public Hearing
 - Commission discussion and recommendation
6. Consider a request of Calvin Hinz on behalf of Eden and Cyndi Whitten for conditional use permit for UR zone for assisted living at 915 North H Street, Fremont, Nebraska.
 - Staff Report
 - Public Hearing
 - Commission discussion and approval or disapproval
7. Review and consider Amendments to Chapter 11 of the Fremont Municipal Code pertaining to subdivision and site development

regulations, hereinafter referred to as the Unified Development code of the City of Fremont ("UDC"), particularly:

- i. Clarify fencing materials and requirements in §11-614.02.(Residential Districts), and §11-615.02 (Non-Residential Districts).
 - ii. Lot area and open space standards in Article 6, Section 11-602, Table 11-602.01
 - iii. To allow Child Care Centers as conditional use in residential areas and to specify conditional use requirements in 11-504.02 and Table 11-502.02
 - iv. To consider allowing bars/taverns, alcohol sales and restaurants in the GI and LI districts by conditional use permit in Table 11-502.03 and 11-504.03.
 - v. Minimum Street Frontage requirements and Minimum Lot Sizes in the City of Fremont Zoning Ordinance, Article 6, Section 11-603, Table 11-603.01.01
- Staff report
 - Public Hearing
 - Commission discussion and recommendation.
8. Review and consider amendments to Chapter 9 of the Fremont Municipal Code pertaining to Building Regulations.
- Staff report
 - Public Hearing
 - Commission discussion and recommendation.

9. Adjournment.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID

MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPLE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

PLANNING COMMISSION MINUTES

May 21, 2018

4:30 p.m. Study Session

5:00 o'clock pm. Regular Meeting

After the study session, Chairman Dev Sookram called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Chairman Sookram, Commissioners Barton, Nielsen, Bowen, Carlson, Gifford, Borisow, Sawyer and Horeis present, Nine Commissioners present – a quorum was established.

Chairman Sookram read the item, dispense with reading and approve the minutes of the April 16, 2018 Regular Meeting as prepared into the record.

It was moved by Commissioner Borisow and seconded by Commissioner Gifford to approve the minutes of the April 16, 2019 Regular Meeting with corrections to names and dates. A roll call vote showed all Commissioners present voting aye. Motion carried unanimously.

Chairman Sookram read the item: Consider a request of Michael Cone for Special Exception to §11-615.02(e) of Fremont Municipal Code / UDC to allow a chainlink fence on property described as A PART OF LOT 19, ROADWAY SUBDIVISION IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA into the record.

Building Official, Don Simon read Staff's Report.

Chairman Sookram opened the public hearing.

Randy Christo of Ashland, Nebraska spoke in favor of the item on behalf of R&R Christo Construction. .

Jennifer Birch of Waterloo, Nebraska spoke in favor of the item.

Hearing no other comments, Sookram then proceeded to close the floor to public hearing and opened the floor to Commission discussion and action.

Chairman Sookram inquired if this was regarding general arterials.

Building Official Don Simon stated this was a frontage road.

Commissioner Borisow stated that the portion of the UDC might be amended eventually.

Building Official Don Simon stated this is a hardship and is consistent with neighboring properties.

Commissioner Borisow inquired if this was going to be approved on a case by case basis.

Attorney Sarah Maresh stated that staff is seeking the Planning Commission's input to obtain clarity on fencing standards in the UDC. An applicant has requested that a chain link fence be permitted in the front yard of an area designated light industrial. Staff recommended approval of this chain link fence.

It was moved by Commissioner Nielsen and seconded by Commissioner Carlson to recommend approval of the special exception to allow a chain link fence in the front yard in an industrial district and to discuss special exceptions and §11-615.02E of the UDC at the June 4, 2018 Joint Study Session. A roll call vote showed all 9 Commissioners present voting aye – motion carried unanimously

Chairman Sookram read the item: Review and consider amendments to Chapter 11 of the Fremont Municipal Code pertaining to zoning and subdivision regulations, hereinafter referred to as the City's Unified Development Ordinance. Regarding i. Minimum street frontage and minimum lot area requirements in Article 6, Section 11-603, Table 11-603.01.01 into the record.

Commissioner Jarod Borisow excused himself and left the meeting at approximately 5:16 p.m

Building Official, Don Simon read Staff's Report.

Chairman Sookram opened the public hearing.

Brad Yerger of Fremont, Nebraska asked the Commission to continue the matter and spoke in opposition.

Greg Ishmal of Fremont, Nebraska spoke in opposition.

Hearing no other comments, Sookram then proceeded to close the floor to public hearing and opened the floor to Commission discussion and action.

Chairman Sookram inquired if these changes were to General Commercial and Downtown Commercial and if downtown commercial should be n/a or 20. He also inquired if we should adhere to §11-314.02.

Building Official Don Simon stated that property lines were supposed to be measured from the lot line adjacent to the Street, the front property line, and that the proposed minimum street frontages are the same as in the prior code.

It was moved by Commissioner Bowen and seconded by Commissioner Sawyer to table the item until the June 18th Planning Commission Meeting, and to have the issue discussed on the June 4, 2018 Joint Study Session. A roll call vote showed all 9 Commissioners present voting aye – motion carried unanimously.

At approximately 5:29 p.m. Commissioner Borisow came back to the Council Chambers.

Chairman Sookram read the item: Consider a petition for voluntary annexation by Charles H. Diers, LLC and Deer Pointe Corporation, owners of approximately 4.24 acres, described as of a tract of land described as a part of a parcel of land in the NW1/4 NE1/4 of Section 18, Township 17 North, Range 9 East of the 6th P.M. Dodge County, Nebraska into the record.

Building Official, Don Simon read Staff's Report.

Chairman Sookram opened the public hearing.

Hearing no comments, Sookram then proceeded to close the floor to public hearing and opened the floor to Commission discussion and action.

It was moved by Commissioner Gifford and seconded by Commissioner Barton to recommend approval of the voluntary annexation. A roll call vote showed all 9 commissioners present voting aye - motion carried unanimously.

Chairman Sookram read the item; Consider a request to rezone from R Rural to AR Auto-Urban Residential by Dodd Engineering & Surveying, LLC, on behalf of Don Peterson and Associates Real Estate Co, owners of approximately 15.52 acres described as a property located South of Military Avenue, North of Jack Sutton Drive, East of Luther Road and West of Johnson Road, Dodge County, Nebraska into the record.

Building Official, Don Simon read Staff's Report containing information for all three zoning requests (items 7, 8 and 9 on the agenda). .

Chairman Sookram opened the public hearing.

Marlin Brabec of Don Peterson and Associates spoke in favor of the requests and the need for \$785 for workforce housing.

Alan Fanning of Fremont, Nebraska spoke in opposition of the item.

Greg Ishmal of Fremont, Nebraska spoke in opposition of the item.

Brad Yerger of Fremont, Nebraska stated that he had submitted a petition with 280 signatures previously in opposition of the item.

Paul Matt of Fremont, Nebraska spoke in opposition of the item.

Hearing no other comments, Sookram then proceeded to close the floor to public hearing and opened the floor to Commission discussion and action.

Building Official, Don Simon advised that Director of Public Works, Dave Goedeken had received information.

Director of Public Works, Dave Goedeken spoke about a traffic study the City had previously done in the area, and that the requestors had advised him he would have their traffic study within 24 hours. He also spoke about other documents he had received.

Commissioner Barton inquired if the Planning Commission would vote on each item separately.

Chairman Sookram stated yes and asked about costs to the City.

Building Official Don Simon discussed the different zoning areas for the three requests

It was moved by Commissioner Barton and seconded by Commissioner Nielsen to recommend approval of the zoning change from R Rural to AR Auto-Urban Residential of the approximately 15.52 acres described as a property located South of Military Avenue, North of Jack Sutton Drive, East of Luther Road and West of Johnson Road, Dodge County. A roll call vote showed all 9 Commissioners present voting aye – motion carried unanimously.

Chairman Sookram read the item: Consider a request to rezone from R Rural to UR Urban Residential by Dodd Engineering & Surveying, LLC, on behalf of Don Peterson and Associates Real Estate Co, owners of approximately 26.69 acres described as a property located South of Military Avenue, North of Jack Sutton Drive, East of Luther Road and West of Johnson Road, Dodge County, Nebraska into the record.

Building Official Don Simon then stated that Staff's Report is the same as the report before.

Chairman Sookram opened the public hearing.

Brad Yerger of Fremont, Nebraska spoke in opposition.

Alan Fanning of Fremont, Nebraska spoke in opposition.

Gene Schultz of Fremont, Nebraska spoke in opposition.

Hearing no other discussion, Chairman Sookram then proceeded to close the floor to the public hearing and opened the floor to Commission discussion and action.

Planning Commission discussed how changes are made, and asked if we changing the number of houses allowed. Discussion continued with changes from R3 and R4 previously.

Jennifer Bixby of Fremont, Nebraska explained her interpretation of the zoning.

Commissioner Borisow asked how it was changed from the preliminary plat previously filed.

Attorney Sarah Maresh advised that if a member of public wanted it, to just ask the legal secretary, Robin White and we can get it for them. That in December the preliminary plat was on the agenda.

Commissioner Horeis discussed R1, R2, & R3, with the potential of all to be R4.

It was moved by Commissioner Sawyer and seconded by Commissioner Nielsen to recommend approval of the zoning change from R Rural to UR Urban Residential of approximately 26.69 acres described as a property located South of Military Avenue, North of Jack Sutton Drive, East of Luther Road and West of Johnson Road, Dodge County, Nebraska. A roll call vote showed Commissioners Gifford, Borisow, Carlson, Barton, Sawyer, Nielsen, Sookram and Bowen voting aye. Commissioner Horeis voting nay – motion carried 8 to 1.

Commissioner Sookram read the item; Consider a request to rezone from R Rural to AR Auto-Urban Residential by Dodd Engineering & Surveying, LLC, on behalf of Don Peterson and Associates Real Estate Co, owners of approximately 5.08 acres described as a property located South of Military Avenue, North of Jack Sutton Drive, East of Luther Road and West of Johnson Road, Dodge County, Nebraska into the record.

Building Official, Don Simon then stated that Staff's Report is the same for all three zoning items, numbers 7, 8 and 9 on the Agenda.

Chairman Sookram opened the public hearing.

Alan Fanning of Fremont, Nebraska spoke in opposition.

Brad Yerger of Fremont, Nebraska spoke in opposition.

Hearing no other discussion, Chairman Sookram then proceeded to close the floor to the public hearing and opened the floor to Commission discussion and action.

Commissioner Horeis stated that there could be high density.

It was moved by Commissioner Nielsen and seconded by Commissioner Barton to recommend approval of the zoning change from R Rural to AR Auto-Urban Residential of approximately 5.08 acres described as a property located South of Military Avenue, North of Jack Sutton Drive, East of Luther Road and West of Johnson Road, Dodge County, Nebraska. A roll call vote showed Commissioners Gifford, Borisow, Carlson, Barton, Sawyer, Nielsen, Sookram and Bowen voting aye. Commissioner Horeis voting nay – motion carried 8 to 1.

Chairman Sookram read the item; Consider a request for approval of a Final Plat to be known as the Final Plat of SunRidge Place by Dodd Engineering, on Don Peterson and Associates Co, owners of approximately 15.58 acres described property located between Military Avenue, Jack Sutton Drive, Luther Road and Johnson Drive into the record.

Building Official Don Simon read Staff's Report, including the conditions in the Staff's Report.

Director of Public Works, Dave Goedeken stated that some documents had been received and are being reviewed, but not all the documents have been received yet.

Chairman Sookram opened the public hearing.

Alan Fanning of Fremont, Nebraska spoke in opposition.

Brad Yerger of Fremont Nebraska spoke in opposition.

Marlin Brabec of Don Peterson spoke in support.

Hearing no other testimony, Chairman Sookram then proceeded to close the floor to the public hearing and opened the floor to Commission discussion and action.

It was moved by Commissioner Sawyer and seconded by Commissioner Nielsen to recommend approval of a Final Plat to be known as the Final Plat of SunRidge Place of approximately 15.58 acres described property located between Military Avenue, Jack Sutton Drive, Luther Road and Johnson Drive with the conditions that adequate grading and drainage study, landscape plan, traffic study, utility plan and easements are provided, a subdivision/improvement agreement and subdivision improvement plans all of which are acceptable to the City and approved as required by applicable law. Additional conditions should include approval of the change of zone requests and text changes to the UDC §11-602 regarding open space requirements as is spelled out in the Staff Report. A roll call vote showed Commissioners Gifford, Carlson, Barton, Sawyer, Nielsen, Sookram and Bowen voting aye. Commissioners Borisow and Horeis voting nay – motion carried 7 to 2.

Chairman Sookram read the item; Consider a conditional petition for voluntary annexation by Don Peterson and Associates Real Estate Co, owners of approximately 15.58 acres, described as property located between Military Avenue, Jack Sutton Drive, Luther Road and Johnson Drive. Dodge County, Nebraska, subject to City approval of SunRidge Addition final plat and rezoning into the record.

Building Official, Don Simon read Staff's Report.

Chairman Sookram opened the public hearing.

Brad Yerger of Fremont, Nebraska spoke in opposition and asked questions regarding two Statutes and the interpretations.

Alan Fanning of Fremont, Nebraska spoke in opposition.

Marlin Brabec of Don Peterson spoke for the project.

Gene Schulz of Fremont, Nebraska spoke in opposition.

Hearing nothing else, Chairman Sookram then proceeded to close the floor to public hearing and opened the floor to Commission discussion and action.

Chairman Sookram inquired about the question regarding §16-117 and the City providing services within one year, and §19-916 regarding hearing zoning and the final plat in the same meeting.

Attorney Sarah Maresh explained the relevant portions of §16-117(7) and §19-916(3), and stated the City was complying with the laws.

It was moved by Commissioner Nielsen and seconded by Commissioner Barton to recommend approval of the voluntary annexation petition of SunRidge Place conditioned upon the approval of the requested zoning changes and approval of the final plat. A roll call vote showed all 9 Commissioners present voting aye – motion carried unanimously.

Hearing no other business, Chairman Sookram stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Gifford and seconded by Commissioner Sawyer to adjourn the meeting. A roll call vote showed all Commissioners present voting aye – motion carried unanimously. Meeting was adjourned at approximately 6:52 p.m.

APPROVED

Dev Sookram, Chairman

ATTEST

Director of Planning

JOINT CITY COUNCIL PLANNING COMMISSION STUDY SESSION MEETING
400 E. Military, Fremont, Nebraska
June 4, 2018
5:30 p.m.

The Mayor called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Council Members McClain, Landholm, Kuhns, Bechtel, Anderson, Schaller, and Jacobus present. Council Member Legband arrived at 5:33 p.m.

Discussion was held on potential amendments to Chapter 11 of the Municipal Code pertaining to zoning and subdivision regulations, and specifically as follows: Lot area and open space standards in Article 6, Section 11-602, Table 11-602.01; to clarify fencing materials and requirements in section 11-614.02.E (Residential Districts), and section 11-616.02.E (Non-Residential Districts); Proposed changes to table 11-603.01.01 relating to minimum street frontage and minimum lot area.

The discussion regarding open space requirements focused on whether common open space should be provided, how much open space open space should be provided, or if there should be a fee in lieu of open space. A suggestion was to require 5% open space for single family, duplex and townhouse residential uses or a lot fee (amount to be determined) at the time of building permit. The open space requirement for cluster development should be unchanged. Agricultural, estate, acreage and lake development provide adequate open space within the development and should not require additional open space. Multi-family units should be required to provide some open space for their residents. It was suggested that 100 square feet per unit be provided.

The discussion regarding fencing materials focused on residential fencing, commercial fencing, industrial fencing and temporary construction fencing. During discussion, suggestions were made to allow chain link fencing in residential districts in the rear yard, side yard and from the front face of the house along to the side yard or street side yard setback. The commercial fencing requirements seemed fine. Allowing chain link fencing in industrial districts also seemed acceptable. Finally, a suggestion was made to include a provision to allow temporary construction fencing.

There was no discussion regarding street frontage or lot size.

The Mayor adjourned the meeting at 7:01 p.m.

I, Jennifer Dam, Planning Director, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Planning Commission, Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by the members of the public; that the said minutes were in written

form and available for public inspection within ten working days and prior to the next convened meeting of said body; that this meeting was preceded by publicized notice in the Fremont Tribune and the agenda, including notice of study session, were displayed in the Municipal Building and distributed to the Mayor and Council and Planning Commission on June 1, 2018 and is open to the public; that all news media requesting notification concerning meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

APPROVED AND ACCEPTED THIS 18TH DAY OF JUNE AS THE OFFICIAL COPY OF THE FREMONT, NEBRASKA PLANNING COMMISSION MINUTES

Jennifer Dam, Planning Director

Dev Sookram, Chair

Staff Report

TO: Planning Commission
FROM: Jennifer Dam, Planning Director
DATE: June 12, 2018
SUBJECT: Change of Zone from R to GI at 4173 N Yeager

Recommendation: 1) open the public hearing, 2) receive testimony, 3) close the public hearing, 4) move to approve.

Background:

This a request for a change of zone from R, Rural to GI, General Industrial on property located at 4173 N Yeager.

The lot is vacant. The house that was previously on the lot burned down. The foundation and rubble are still on the lot.

The areas to the north, east and west are zoned R, Rural. The area one lot to the south is zoned GI, General Industrial.

The immediate vicinity is a mix of agricultural, residential and industrial uses.

The Future Land Use Map from the Comprehensive Plan shows the area as industrial.

The proposal is consistent with the Comprehensive Plan.

Recommendation: Approval

JANUARY
11:00 TUE

Planning & Development
400 E. Military Ave.
Fremont, NE 68025
Phone: 402-727-2636
Fax: 402-727-2659

ZONING APPLICATION

APPLICATION

An application for [zoning change or conditional use permit] may be filed with the Zoning Administrator, or his/her designee. The application shall include the following information:

1. Name and address of the applicant.
2. Owner, address and legal description of the property.
3. A description of the reason for the rezoning application and/or the nature and operating characteristics of the proposed use.
4. Any graphic information, including site plans, elevations, other drawings, or other materials determined by the Zoning Administrator to be necessary to describe the proposed use to approving agencies. (Fremont Zoning Ordinance (FZO) § 1203 and 1204)

Need site
plan and
description
of use

CHECKLIST (the following items must be submitted as part of the application process)

- A. Application (including fees)
- B. A copy of the owner's deed(s) for the subject property.
- C. A copy of the plat, survey, surveyor's field notes (including sketch of the subject property) or other illustration sufficient to locate the subject property on the ground.

For conditional use permit applications:

- D. A site plan, floor plan(s) and elevations, drawn to a scale sufficient to permit adequate review and dimensioned as necessary, showing the following information:
 1. The date, scale, north point, title, name of owner, and name of person preparing the site plan, floor plan and elevations.
 2. The location and dimensions of boundary lines, easements, and required yards and setbacks of existing and proposed buildings and site improvements (including parking, tree plantings and landscaping improvements).
 3. The location, size, and use of proposed and existing structures on the site.
 4. Floor plans should include walls, windows, doors (including swings), stairs and ramps, shafts, means of egress, etc., and shall be sufficiently dimensioned to describe all relevant space sizes; and label each space according to its use.
 5. Elevations should include grade, references, survey markers/monuments, scale, building height and materials.

Please note that your application will not be accepted or there may be a delay in processing by the Planning Department if any of the required information or materials are missing or improperly presented. To avoid unnecessary delays in processing, please remember to submit the appropriate submittal requirements, i.e., signed application, fees, and all supporting documentation. If you have any questions regarding this application or required materials, please contact the Planning Department at 402-727-2636 between 8:00 am and 4:30 pm, Monday through Friday.

*June Meeting
18th*

Planning & Development
400 E. Military Ave.
Fremont, NE 68025
Phone: 402-727-2636
Fax: 402-727-2659

ZONING APPLICATION

APPLICATION TYPE

- ☒ Zoning Change (including conventional and planned unit development requests)
☐ Conditional Use Permit

APPLICANT (all correspondence will be directed to the applicant)

Name DANA LELAND Phone 402-709-0911
Address 1460 W 12th Fax _____
City FREMONT State NE Zip 68025
Email DGLELAND@GMAIL.COM

PROPERTY OWNER (if not the same as applicant above)

Name SAME AS ABOVE Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____
Email _____

ENGINEER, SURVEYOR, OR ARCHITECT (if not the same as applicant above)

Name SAME AS ABOVE Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____
Email _____

AGENT (if not the same as applicant above)

Name SAME AS ABOVE Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____
Email _____

(application continued on next page)

ZONING APPLICATION

PROPERTY INFORMATION

Address of Property 4173 YAGER RD FREMONT, NE 68025
General Location (if no address is available) _____

Brief Legal Description of Property TL 18 2.5A 2 17 8

Description of Request REQUEST TO BUILD 40X80 POLE BARN.
REZONE TO BUILD AS REQUESTED.

(REZONE REQUEST FOR INDUSTRIAL)

An application may be filed only by the owner(s) of the property, or duly authorized officer or agent of the owner(s). By executing this application, he/she does hereby acknowledge the above statements to be true and accurate to the best of their knowledge, and understand that knowing and willful falsification of information will result in rejection of the application and may be subject to criminal prosecution.

I have received, read and understand the terms and conditions of this request, and agree to compliance with all applicable codes and ordinances of the City.

D. L. LANA DANA LANA 5-4-18
Signature Print Name Date

Office Use Only

Submittal Date 5-8-18 Project No. _____
Payment Amount 125.00 Receipt No. _____
Other Comments _____

Rezone June 18 Meeting

Parcel Information	
<u>Parcel ID</u>	270101122
<u>Links</u>	Photo1 Sketch1
<u>Map Number</u>	2391-02-0-00000-000-0000
<u>Cadastral #</u>	02-17-08
<u>Current Owner</u>	LELAND, DANA G & JUNE C 1460 W 12TH FREMONT, NE 68025
<u>Situs Address</u>	4173 N YAGER RD, FREMONT, NE 68025
<u>Tax District</u>	236 - PLATTE 1-8-P
<u>Tax ID</u>	157150
<u>School District</u>	27-0001 FREMONT
<u>Neighborhood</u>	00101 - RR-N & W FREMONT
<u>Property Class</u>	Residential
<u>Legal Description</u>	TL 18 2.5A 2 17 8

Assessed Values			
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Buildings</u>
2017	\$48,300	\$45,875	\$2,425
2016	\$48,300	\$45,875	\$2,425

2017 Tax Information	
<u>Taxes</u>	\$795.20
<u>Tax Levy</u>	1.734309

Tax Levy	
<u>Description</u>	<u>Rate</u>
COUNTY	0.221618
PLATTE TOWNSHIP	0.048545
FIRE D 8-FREMONT	0.051621
ESU 2	0.015760
AG SOC	0.002387
METRO COLLEGE	0.095000
27-0001 FREMONT	1.057722
F-1 SCHL BOND K-8 2000	0.121080
F-1 SCHL BOND 9-12 2000	0.023430
F-1 SCHL BOND 1 2010	0.039868
F-1 SCHL BOND 2 2010	0.020097
NRD PLATTE	0.037181

5 Year Sales History					
<u>Date</u>	<u>Book/Page</u>	<u>Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Price</u>
2018/04/23	2018/1914	WARRANTY - 01	LAAKER, MONTE	LELAND, DANA G & JUNE C	\$50,000.00

Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
		Acres	2.50	\$45,875.00

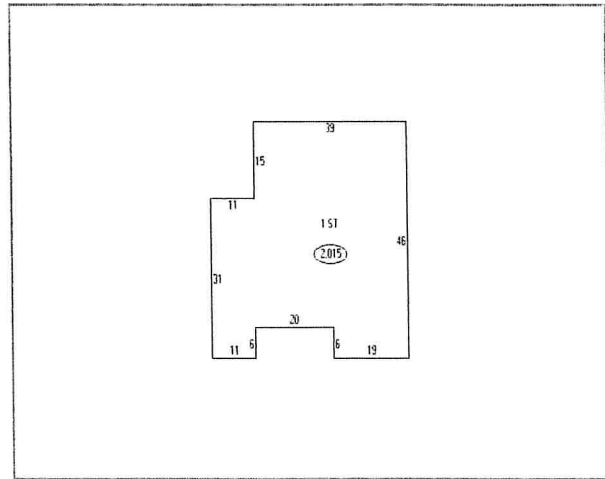
Residential Building Datasheet

Type	01 Single Family	Quality / Condition	Fair Low
Total Area	2,015 sq. ft.	Year Built	1940
Style	100 % - 1	Effective Age	
Bedrooms	2	Bathrooms	1
Foundation		Slab Area	
Arch. Type		Garage Type	

Residential Improvements


Improvement	Year	Units
Frame, Stucco		
Frame, Siding		
Composition Shingle		

Photo/Sketch



HOUSE IS NOT ON PROPERTY ANY MORE.
HAS BEEN TAKEN DOWN AFTER FIRE THAT
DESTROYED IT.

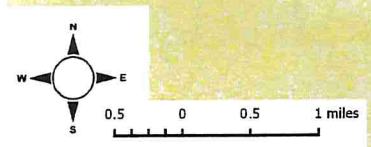
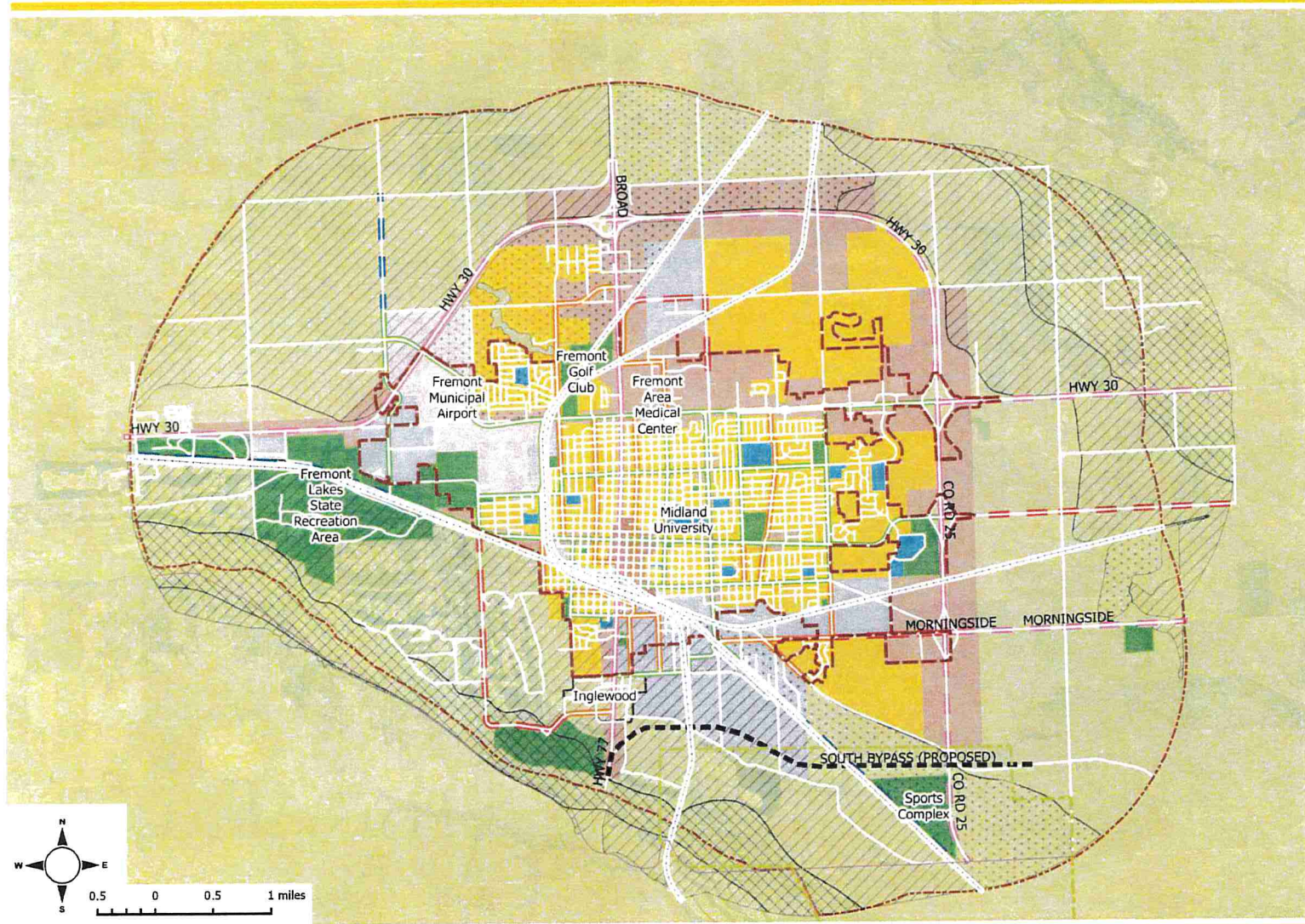
Map Legend

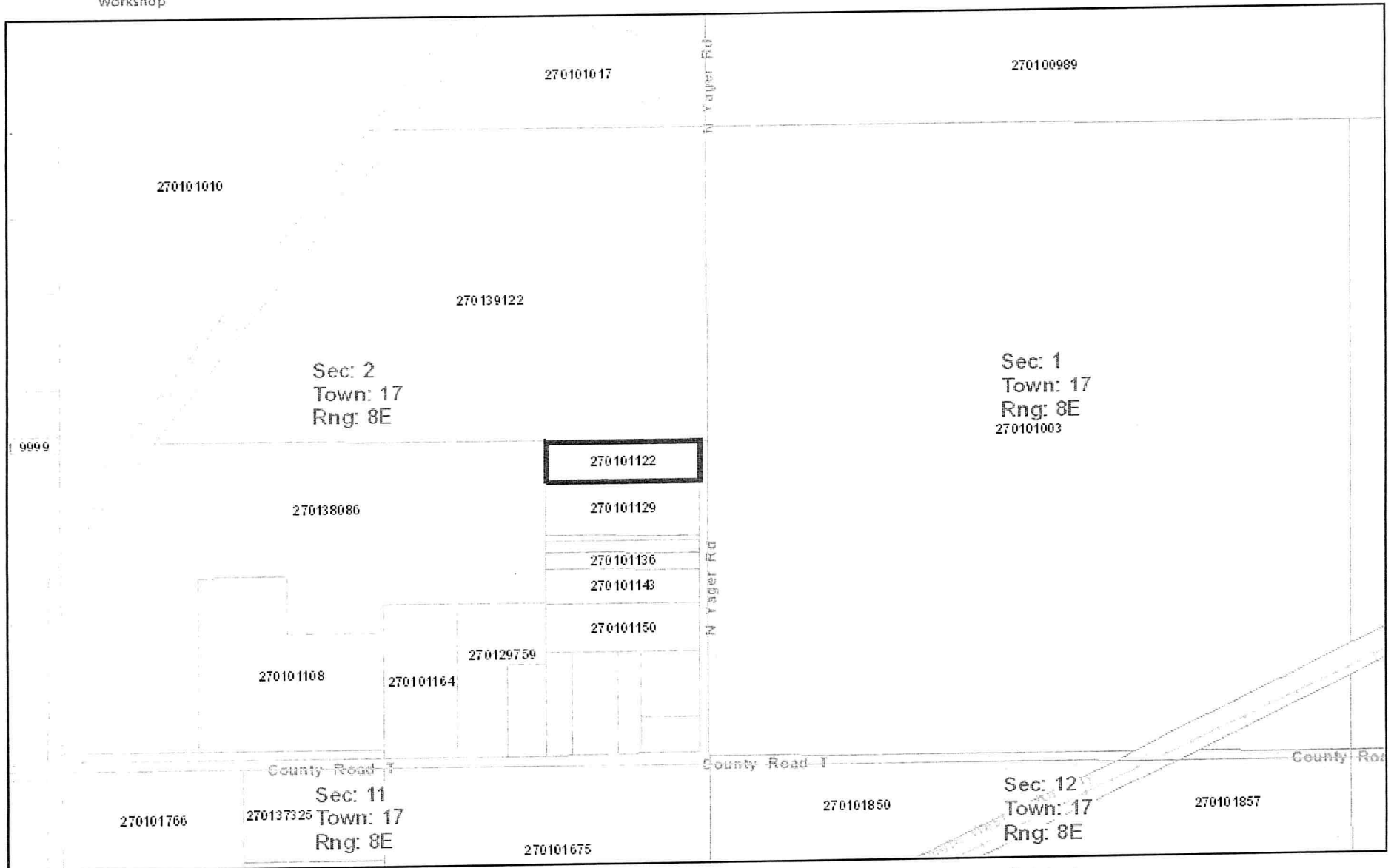
-  City Limits
-  Inglewood
-  Railroad
-  Wellhead Protection Area
- Floodplain**
 - 100-Year Floodway
 - Zone AE
 - Zone AO-2
- Future Land Use**
 -  Rural
 -  Residential
 -  Commercial
 -  Industrial
 -  Parks and Open Space
 -  Institutional/Campus/University
 -  Aviation/Airport
 -  Downtown (Urban)

Zone AE: Areas with a 1% annual chance of flooding

Zone AO-2: Areas with a 1% or greater annual chance of shallow flooding

The boundaries of the floodplain are for informational purposes only. Refer to the Flood Insurance Rate Map (FIRM) for specific information.





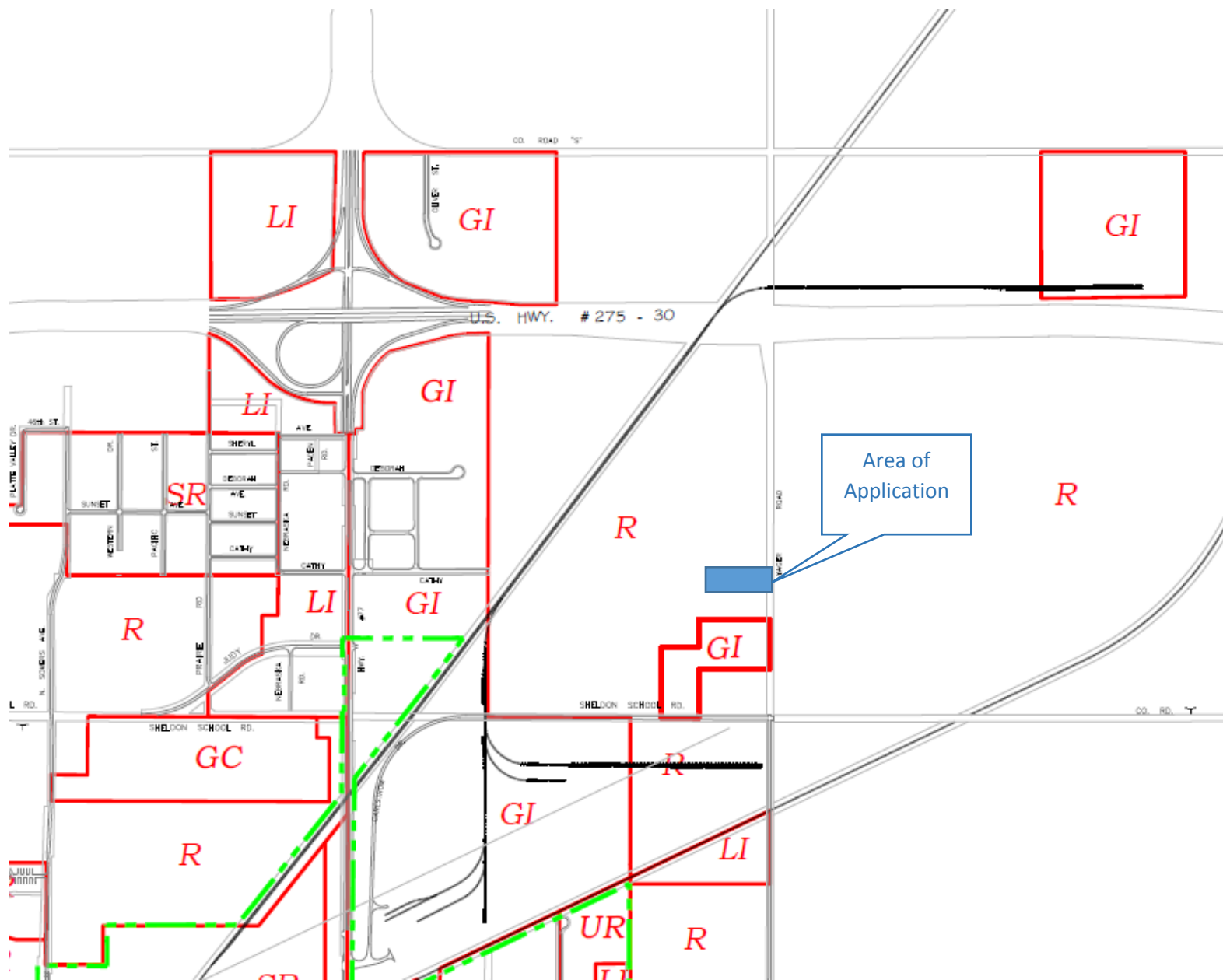
May 9, 2018
13:32 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

☐ Parcels
☐ Sections

1:9,028
0 0.075 0.15 0.3 mi
0 0.1 0.2 0.4 km





Staff Report

TO: Planning Commission

FROM: Jennifer Dam, Planning Director

DATE: June 12, 2018

SUBJECT: Conditional Use permit for Shiloh Place Assisted Living at 915 N H Street

Recommendation: 1) open the public hearing, 2) receive testimony, 3) close the public hearing, 4) move to approve with conditions.

Background:

The property is zoned UR Urban Residential. The properties to the north, west and south are zoned UR, to the east is zoned SC Suburban Commercial, to the southeast DC Downtown Commercial.

The parking lot for the Municipal Auditorium is across the street to the east. The parking for Metropolitan Community College and the college are across the street to the southeast. Single family residential uses are to the south, west and north.

The property received a Conditional Use Permit in 2014 for an assisted living facility.

The owner wishes to expand the facility with a 3,404 square foot addition on the south side of the property, perpendicular to the existing addition.

The proposed expansion will consume most of the yard space. However, the total lot coverage with the proposal is below the maximum lot coverage.

Little traffic is anticipated with this proposal. The residents do not drive and there are 2-3 staff on the property at any given time. The existing parking is adequate to serve those needs.

The applicant indicated that there are few visitors to the facility. Some parking is on site to accommodate visitors. Additional parking is available in a lot across the street and angled parking in the street.

The proposed land use is compatible with the surrounding uses.

Elevations of the building should be provided for review to ensure that the building design and materials are compatible with the surrounding neighborhood.

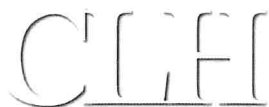
There is no practicable alternative location within 1,000 feet for this use.

The site is more than 300 feet from a R, SR, AR, MH, LI, GI, AV, or PO district.

The site does not take access from a collector or an arterial roadway, but has a previously approved conditional use permit. The use should not increase traffic on the streets it abuts.

The use must meet all local, state and federal requirements.

Recommendation: Approval with the conditions that the applicant provide satisfactory building elevations and meets all local, state and federal regulations.



Calvin L. Hinz
ARCHITECTS, P.C.

3705 North 200th Street
Elkhorn, Nebraska 68022

Tel: (402) 291-6941
Fax: (402) 291-9193
www.clharchitects.com

Calvin L. Hinz, AIA
Principal

May 11, 2018

City of Fremont
Fremont Zoning Department

Jennifer,

We are requesting conditional use permit for UR zone for assisted living at 915 North H Street.

Enclosed is our site plan, zoning conditional use request and site statistics which is located on the plan.

Owner is Eden and Cyndi Whitten who run an existing assisted living facility in this location. Currently, they have a conditional use permit, but felt that with the 3,404 square foot addition we may need to re-apply.

Parking is existing and meets zoning ordinance of one stall per three bed rooms with new addition, we have 20 bed rooms.

Owner mentioned none of her resident's drive, so parking is only for quests.

At this time, we did not submit floor plans or building elevation because I do not want my clients to incur additional costs until we are certain of the conditional use permit being granted.

If you need more information, please inform our office before hearing.



Sincerely,

Calvin L. Hinz, President
Calvin L. Hinz Architects, PC
402-291-6941
chinz@clharchitects.com



ZONING APPLICATION

APPLICATION TYPE

- ☐ Zoning Change (*including conventional and planned unit development requests*)
☒ Conditional Use Permit

APPLICANT (*all correspondence will be directed to the applicant*)

Name Calvin L Hinz Architects Phone 402-291-6941
Address 3705 North 200th Street Fax 402-291-6193
City Elkhorn State NE Zip 680122
Email chinz@clharchitects.com

PROPERTY OWNER (*if not the same as applicant above*)

Name Cyndi and Eden Whitten Phone 402-791-9170
Address 915 N Street Fax N/A
City Fremont State NE Zip 68502
Email cyndi@shilohplaceassistedliving.co

ENGINEER, SURVEYOR, OR ARCHITECT (*if not the same as applicant above*)

Name Same as above Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____
Email _____

AGENT (*if not the same as applicant above*)

Name _____ Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____
Email _____

(*application continued on next page*)

ZONING APPLICATION

PROPERTY INFORMATION

Address of Property 915 N Street (Zone U.R.)

General Location (*if no address is available*) At intersection of N&H Streets Northwest corner

Brief Legal Description of Property 915 North H Street Lots 8, 9 & 10 Dorsey's Subdivision of block 82 original town, now City of Fremont, Dodge Co NE

Description of Request Would like to request conditional use permit for UR zoning, assisted living, multi family. Parking is space/ 3 beds = or 7 spaces. Current parallel parking stall 8x20 with 10' drives. Residents to not have cars, so parking is for visitors only.

An application may be filed only by the owner(s) of the property, or duly authorized officer or agent of the owner(s). By executing this application, he/she does hereby acknowledge the above statements to be true and accurate to the best of their knowledge and understand that knowing and willful falsification of information will result in rejection of the application and may be subject to criminal prosecution.

I have received, read and understand the terms and conditions of this request, and agree to compliance with all applicable codes and ordinances of the City.

Signature Calvin L Hinz, Architects

Print Name

Date 5/11/2018

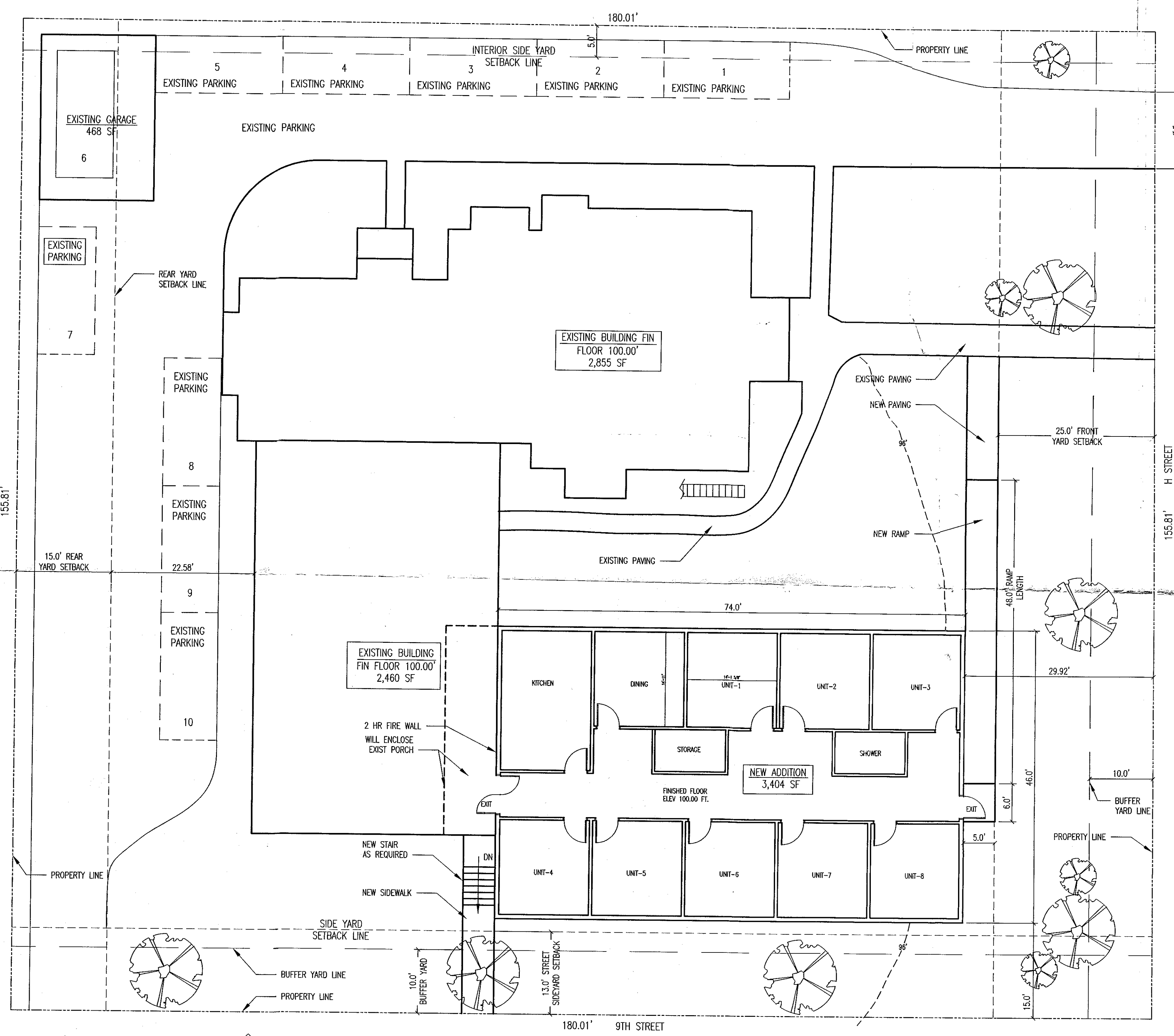
Office Use Only

Submittal Date _____ Project No. _____

Payment Amount _____ Receipt No. _____

Other Comments _____

one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot
one sixteenth inch = one foot
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SITE PLAN
SCALE: 1" = 10'-0"

SITE STATISTICS

Shiloh Place 915 North H			
Zoning and Code Statistics			
Description	REQUIRED	PROVIDED	NOTES
UR Zone	Conditional Use		Existing conditional use permit
Multi Family Assisted living			
Lot Size	1000 sf 65' width	27,965 sf 180 x 155	
Front yard set back	25 feet	28 feet	
Street side yard set back	13 feet	15 feet	
Side yard set back	5 feet	25 feet	to existing building
Rear yard	15 feet	30 feet	to existing building
Height	55 feet	40 feet approx.	to existing building
Existing first floor sf		5783 sf	existing
Existing second floor sf		1793 sf	existing
New first floor sf		3404 sf	new construction
Total sf		10,980 sf	
Total Ground floor sf		9187 sf	
Impervious coverage	less than 70%	9187 built + 4151 = 13,338 (47%)	
C.R. building	less than 65%	9187 (32%)	with new building
Parking	1 space/3 br = 7	20 br = 10 spaces existing paving	Drives 12' wide Parallel Parking
Buffer yard		10' along 9th & H	B- Buffer
Landscaping			
Occupancy 2012 IBC	R4	20 rooms R-4 approved assisted living	
Building type	Type V non rated sf allowance 21,000	9974 sf	Sprinkler SQ increased X 2
Sprinkler	yes	yes	
Fire partitions	yes 1 hour	new construction 1/2 hr sprinkler	fire partitions in new construction
Buffer yard	10'	10'	B - Buffer Existing Landscaping

DESCRIPTION

DATE

WORK

SHILOH PLACE

FREMONT, NE 68025

DATE:
2018-05-11

DRAWN BY:
GLO

APPROVED BY:
CLH

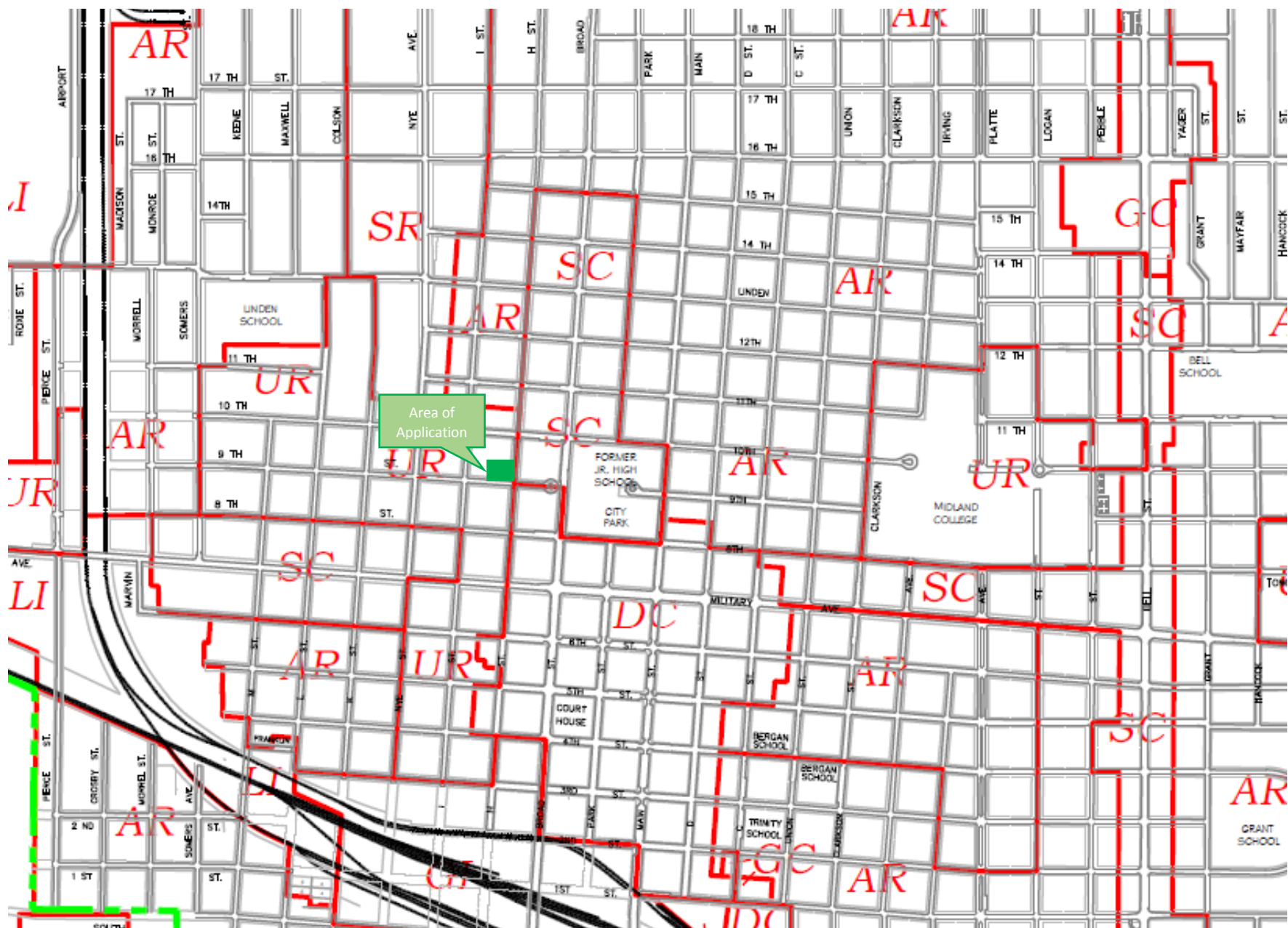
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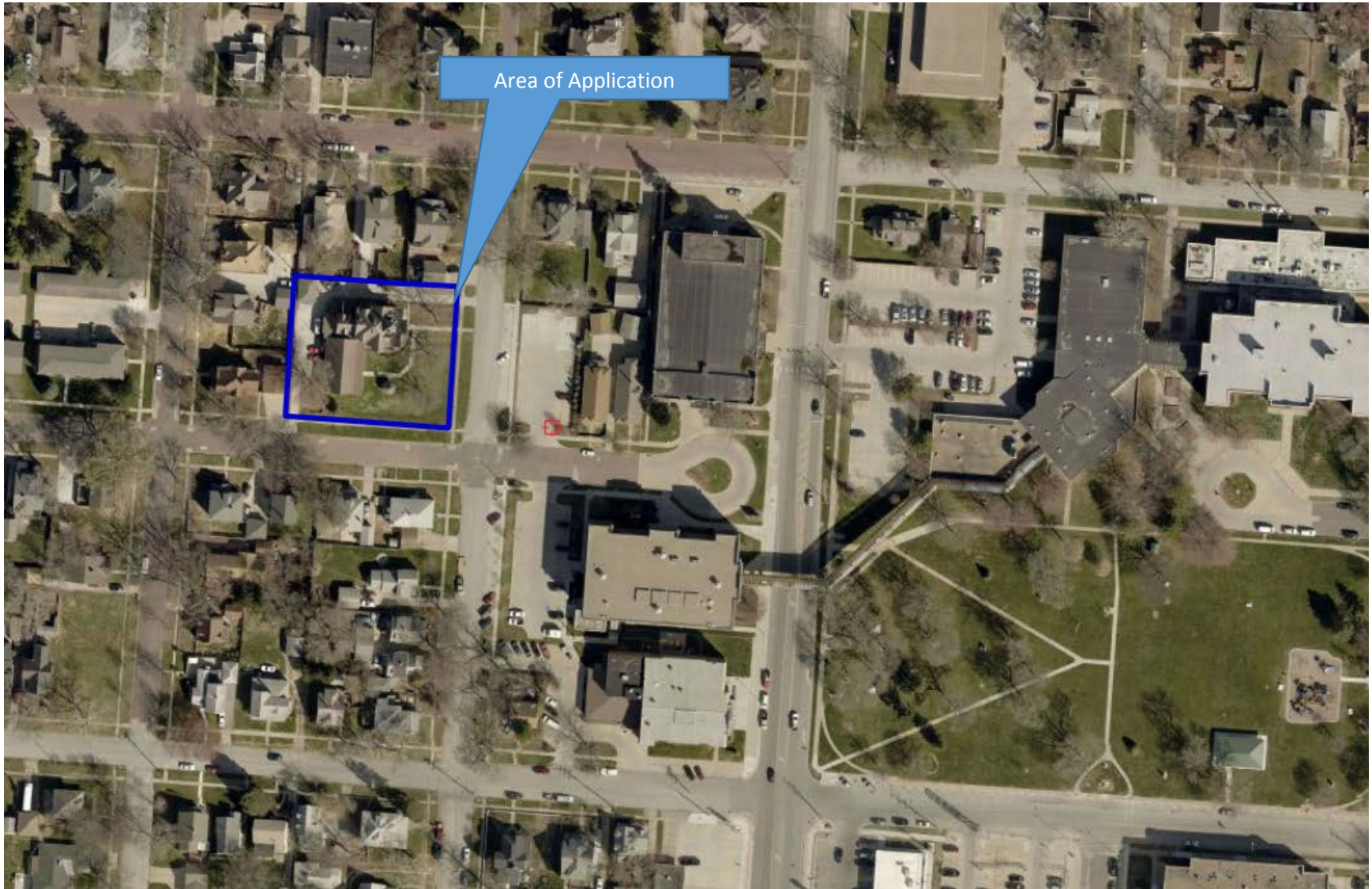
CLH

Calvin L. Hinz

ARCHITECTS, PC

SHEET NO:





Staff Report

TO: Planning Commission
FROM: Jennifer L. Dam, Planning Director
DATE: June 12, 2018
SUBJECT: Fencing Requirements in Residential, Commercial and Industrial areas

Recommendation: Approval

Background:

Section 11-614.02.(E) describes fence materials that are permitted in residential districts as:

1. Allowed Materials. Materials used for fences and walls shall be durable, and of a character commonly used in residential applications, including:

- a. Weather-resistant or pre-finished (painted or sealed) wood;*
- b. Ornamental wrought iron or powder-coated aluminum (except on fences/walls that are used for screening purposes);*
- c. Masonry (brick, stucco-finished concrete, split face concrete masonry units, or stone), but not unfinished concrete block; or*
- d. Any combinations of these materials.*

2. Limited Materials.

- a. Slatted chain link is permitted in side and rear yards, not adjacent to a public or private street.*
- b. Wire mesh is only permitted where enclosing sport courts and tennis courts.*

3. Prohibited Materials: The following materials are not permitted as fence or wall components; scrap lumber, plywood, tree branches, tree trunks, sheet metal, plastic or fiberglass sheets, barbed wire, spikes, nails, razors, electric currents or other features specifically designed to injure or scratch an individual or animal who attempts to negotiate the fence or wall.

Exception: Barbed wire is permitted in R Rural districts where enclosing lots or tracts used exclusively for crop production and/or animal husbandry.

Section 11-615.02 Fences and Walls describes fences and walls permitted in nonresidential and mixed-use district. The language is identical to that above referencing fences residential areas but for the exception, which reads:

Exception: Barbed wire or razor wire may be permitted by the planning commission in the form of a special exception where it can be demonstrated that such security measures are required and cannot be achieved by other means.

The language spells out requirements for “slatted chain link” but not for plain chain link. It is not clear what is intended by “wire mesh” or if that includes plain chain link.

Chain link is prevalent in residential areas, primarily to fence in rear yards. Some chain link fencing is found in front yards in residential areas. There is a need to clarify if chain link is permitted in residential districts, or in commercial districts for residential uses, a) behind the front yard setback; and 2) within the front yard setback.

Chain link has been used in some commercial areas to enclose garden centers or lumber yards. Section 11-615.03 clarifies that the expectation is for a decorative wall/fence combination. Screening for other districts is also described to require opaque fencing or a wall.

Chain link is prevalent in industrial areas to enclose parking lots, storage areas, and so forth. As with residential districts, clarification is needed to determine whether or not chain link is permissible.

At a joint study meeting with the Planning Commission and City Council, there appeared to be consensus to allow chain link fencing in residential districts as long as it was outside of the front yard/street side yard setback, within Industrial districts, and with slats.

Recommendation:

Allow chain link fencing in residential areas in the rear and side yards and (without slats) outside of the front yard setback.

Allow chain link fencing as a permissible material in industrial areas. Allow fencing to be within the front yard setback, outside of the required landscape buffer, provided access is not taken from that frontage, in which case, fencing would need to be set back in order to meet site triangle and vision requirements for ingress/egress.

Proposed changes are attached.

11-614.02. Fences and Walls.

A. Generally. The requirements of this section apply to fences and walls in residential districts.

B. Application. This section applies to all fences and walls with a height of 30 inches or more, above finished grade. Any owner or authorized agent who intends to construct, enlarge, alter, repair, relocate, or demolish a fence, shall first make application to the zoning administrator and obtain the required permit.

C. Height. The maximum height of a fence or wall within a required front yard or street yard setback shall be 42 inches. The maximum height of any fence or wall outside of a required front yard shall be six feet.

Exception: A fence or wall built within the required street yard of a lot abutting an arterial street, including street yards of corner lots and rear yards of double frontage lots, may be built to a height of six feet, so long as access to the property is not taken from the same arterial street.

D. Openness. Fences located in a required front yard or street yard setback shall not exceed more than 50 percent opacity. All other fences and walls built on residential property outside of required front or street yards may exceed 50 percent opacity.

Exception: A fence or wall built within the required street yard of a lot abutting an arterial street, including street yards of corner lots and rear yards of double frontage lots, may exceed 50 percent opacity, so long as access to the property is not taken from the same arterial street.

E. Materials.

1. Allowed Materials. Materials used for fences and walls shall be durable, and of a character commonly used in residential applications, including:

- a. Weather-resistant or pre-finished (painted or stained and sealed) wood;
- b. Ornamental wrought iron or powder-coated aluminum (except on fences/walls that are used for screening purposes);
- c. Masonry (brick, stucco-finished concrete, split face concrete masonry units, or stone), but not unfinished concrete block; or
- d. Any combinations of these materials.

2. Limited Materials.

a. Slatted chain link is only permitted in side and rear yards, not adjacent to a public or private street. Chain link is only permitted in front yards outside of the required setback.

b. Wire mesh is only permitted where enclosing sport courts and tennis courts.

11-615.02. Fences and Walls.

A. Generally. The requirements of this section apply to fences and walls in nonresidential and mixed-use districts.

B. Application. This section applies to all fences and walls with a height of 30 inches or more, above finished grade.

C. Height. The maximum height of a fence or wall within a required front yard or street yard setback shall be 42 inches. The maximum height of any fence or wall outside of a required front yard shall be six feet.

Exception: A fence or wall built within the required street yard of a lot abutting an arterial street, including street yards of corner lots and rear yards of double frontage lots, may be built to a height of six feet, so long as access to the property is not taken from the same arterial street.

D. Openness. Fences located in a required front yard or street yard setbacks shall not exceed more than 50 percent opacity. All other fences and walls built in nonresidential and mixed-use districts outside of required front or street yards may exceed 50 percent opacity.

Exception: A fence or wall built within the required street yard of a lot abutting an arterial street, including street yards of corner lots and rear yards of double frontage lots, may exceed 50 percent opacity, so long as access to the property is not taken from the same arterial street.

E. Materials.

1. Allowed Materials. Materials used for fences and walls shall be durable, and of a character commonly used in nonresidential and mixed-use applications, including:

a. Weather-resistant or pre-finished (painted or stained and sealed) wood;

b. Ornamental wrought iron or powder-coated aluminum (except on fences/walls that are used for screening purposes);

c. Masonry (brick, stucco-finished concrete, split face concrete masonry units, or stone), but not unfinished concrete block; or

d. Any combinations of these materials.

2. Limited Materials.

a. Slatted chain link is only permitted in the GI and LI districts in the side and rear yards, not adjacent to a public or private street, and in the front yard, outside of the landscape buffer provided that fencing does not obstruct the site lines for ingress/egress.

b. Wire mesh is only permitted where enclosing sport courts and tennis courts.

3. Prohibited Materials. The following materials are not permitted as fence or wall components: scrap lumber, plywood, tree branches, tree trunks, sheet metal, plastic or fiberglass sheets, barbed wire, spikes, nails, razors, electric currents or other features specifically designed to injure or scratch an individual or animal who attempts to negotiate the fence or wall.

Exception: Barbed wire or razor wire may be permitted by the planning commission in the form of a special exception where it can be demonstrated that such security measures are required and cannot be achieved by other means.

Staff Report

TO: Planning Commission
FROM: Jennifer L. Dam, Planning Director
DATE: June 13, 2018
SUBJECT: Open Space requirements in residential districts

Recommendation: 1) open the public hearing, 2) receive testimony, 3) close the public hearing, and 4) move to recommend approval.

Background:

Section 11-602.01 Development Standards and 11-706.07 set out standards for open space as it relates to lot development and subdivisions (see below). As defined, the open space ratio is land that is to be set aside for common use of the space.

The early drafts of the UDC had fewer residential districts and sub-districts. Additionally there were lower open space ratios. The minimum open space ratio for the “Standard 1” and “Standard II” districts was 10% and 15% respectively.

The former Planning Director interpreted open space as the area within the required yard. However, the definition clearly discusses “common” use of the open space. Additionally, the allowable impervious surface coverage in both the draft and the adopted UDC are the same. A review of the early drafts of the UDC made it clear that the intent was to provide a set aside for open space.

The Open Space ratios in the adopted UDC are 50% for “Standard 1” and “Standard 2” single family dwellings and 30% for multi-family dwellings. These ratios are onerous to any developer for open space set asides.

This issue was discussed at a joint study session between the City Council and the Planning Commission on June 4, 2018.

There seemed to be consensus that the existing UDC open space requirements should be changed, with the exception of “cluster” subdivisions. Cluster subdivisions are created with the intent of preserving open space.

There seemed to be a consensus that a 5% open space ratio was appropriate for Standard I and Standard II lots, as well as for duplex and townhouse lots.

The discussion centered on open space being useable open spaces, trails, and conservation areas. Open space was not considered to be required yards.

There was some discussion about allowing a fee payment in lieu of providing open space in a development. Someone suggested \$100/lot.

Private open space was desired for apartments. It was suggested that 100 square feet per unit be set aside. There was not consensus at the study session regarding recreational facilities for multi-family housing.

There was a desire to add language that would allow the City Council to adjust the requirements for previously approved preliminary plats, or in the event that the property had special circumstances that made the provision of open space difficult.

Recommendation: Approve the text follow below that would:

1. Retain an open space requirement for cluster developments
2. Require that multi-family developments provide 100 square feet of open space per unit.
3. Require a .10 open space ratio for Standard I lots, a .15 open space ratio for Standard II lots, and a .15 open space ratio for duplex and townhouse lots or an in lieu of park fee of \$100 to ensure that the City can develop adequate park space to serve the developments in the future.

11-602.01 Development Standards

A. Generally. The minimum or average lot size, minimum open space ratio, maximum gross density, minimum area of development, and utility requirements for each district and neighborhood type are as set out in Table 11-602.01., *Residential Development Standards*.

B. Application. These standards apply to all subdivisions or resubdivisions of property and to all residential developments including but not limited to single-family detached, single-family attached, and multiple family developments.

C. Interpretation of Table. The table may be interpreted as follows:

1. District and Neighborhood Type sets out the zoning districts (shaded in gold) and the individual neighborhood types permitted within them.
2. Minimum or Average Lot Size sets out the minimum or average lot size that is used to establish the gross density for each neighborhood type. (See Table 11-602.02.01., *Single-Family Detached Lot and Building Standards* and Table 11-602.02.02., *Single-Family Attached and Multiple Family Lot and Building Standards* for the lot dimensions, setbacks, and building heights and coverage ratios.)
3. **Minimum Open Space Ratio ("OSR") sets out the minimum amount of common, shared open space that is required for each district and neighborhood type. This open space may be used for resource protection (e.g. floodplains, wetlands or riparian areas, woodlands, etc.) and to meet ~~buffer yard and parkland~~ dedication requirements. The City Council may approve payment of a fee in lieu of common open space at the time of preliminary plat approval for Standard I and Standard II residential lots, duplex and townhouse lots.**
4. Maximum Gross Density sets out the maximum number of dwelling units per acre for each district and neighborhood type.
5. Minimum Area of Development sets out the minimum area of land required to develop a neighborhood.
6. Utility Requirement sets out whether on-site utilities (well and septic) are allowed or whether public utilities are required for each neighborhood type. This requirement is based on the minimum lot size and gross density of development.

D. Adjustments and changes

1. Necessary or requested adjustments or changes to the requirements of Table 11-602.01 Residential Development Standards may only be made by reason of:
 - a. Preliminary Plats approved prior to the date of adoption of this ordinance;
 - b. Site constraints or impracticalities that are due to special conditions of the property;
 - c. Conditions that have not been brought about by action of the applicant or owner

2. In these instances, the City Council may consider authorizing a special exception, or if the standards of approval may not be met, by considering approval, approval with conditions, or denial of the request for adjustment.

Table 11-602.01. Residential Development					
District and Neighborhood Type	Development				
	Minimum or Average Lot Size	Minimum Open Space Ratio ("OSR") ¹	Maximum Gross Density	Minimum Area of Development	Utility Requirement
Rural[®]					
Farm	20 ac.	90% 0	0.05	n	Public ²
Acreage	10 ac.	90% 0	0.10	n/a	Public ²
Ranchette	3 ac.	80% 0	0.33	n/a	Public ²
Planned	1 ac.	70% 0	1.0	3	Public
Lake	n/a ³	70% 0	1.00	3	Public ²
Suburban Residential (SR)					
Estate	3 ac.	80% 0	0.33	n	Public ²
Cluster	1 ac.	70%	1.00	3	Public
Planned	14,000 sf.	60% 5%	3.11	1	Public
Standard I	11,000 sf.	50% 5%	3.69	2	Public
Standard II	8,000 sf.	50% 5%	4.27	2	Public
Duplex	4,500 sf.	50% 5%	4.84	1	Public
Townhouse	3,500 sf.	40% 5%	5.42	2	Public
Multifamily	2,750 sf.	30% 100 sq ft/unit	6.00	1	Public
Auto-Urban Residential (AR), Suburban Commercial (SC), General Commercial (GC), and Campus/University (CU)					
Cluster	1 ac.	70%	1.00	3	Public
Planned	12,000 sf.	60% 5%	3.63	1	Public
Standard I	8,750 sf.	50% 5%	5.30	1	Public
Standard II	5,750 sf.	50% 5%	6.98	1	Public
Duplex	3,250 sf.	50% 5%	8.65	1	Public
Townhouse	2,500 sf.	40% 5%	10.33	1	Public
Multifamily	1,750 sf.	30% 100 sq ft/unit	12.00	2	Public
Urban Residential (UR), and Downtown Commercial (DC)					
Planned	10,000 sf.	60% 5%	4.36	1	Public
Standard I	6,750 sf.	50% 5%	8.28	1	Public
Standard II	3,500 sf.	50% 5%	12.21	7	Public
Duplex	2,250 sf.	50% 5%	16.14	5	Public
Townhouse	1,500 sf.	40% 5%	20.07	6	Public
Multifamily	1,000 sf.	30% 100 sq ft/unit	24.00	1	Public
Mobile Home (MH)					
Mobile Home ⁴	4,500 sf.	50% 5%	9.68	3	Public

TABLE NOTES:

1. In certain circumstances, a greater open space ratio may be required to protect floodplains. In each district, the planned neighborhood offers the highest density with the greatest amount of open space for resource protection purposes. See Section 11-405.02., Floodway (FW) Overlay and Flood Fringe (FF) Overlay Districts.
2. On-site utilities (well and septic) are allowed where approved by the zoning administrator as part of the site plan approval process.
- 3.. Unit area requirements shall be set forth by a Condominium or Property Owners Association as part of Condominium or Property Owners Declaration, and shall be governed by the same, so long as all other development standards identified herein are satisfied.
4. The maximum size of a mobile home park or subdivision is 15 acres.
5. Tornado shelters shall be provided in mobile home parks and subdivisions. The shelter(s) shall be built according to the recommendations of the Civil

Staff Report

TO: Planning Commission

FROM: Jennifer L. Dam, Planning Director

DATE: June 6, 2018

SUBJECT: Changes to UDC table 11-502.02 and 11-504.02 to allow child care centers in residential and R districts as a conditional use.

Recommendation: 1) open the public hearing, 2) receive testimony, 3) close the public hearing, and 4) move to recommend approval.

Background:

The UDC does not allow Child Care Centers in the residential or R districts. Family Child Care Homes are permitted in residential districts. Child Care Centers are larger and often commercially oriented.

The former zoning ordinance allowed Child Care Centers as conditional uses.

The First Lutheran Church would like to add a child care center.

Churches and other institutional uses often have the space, parking, drop-off spaces, and playground to accommodate such uses. They are frequently located in rural or residential zoning districts.

A Child Care center in a church or institutional use should not have a greater impact than the use itself, provided that adequate parking, circulation and play areas are available.

A conditional use permit would ensure that any negative impacts were mitigated.

Recommendation:

Recommend approval to the attached change to the UDC that will allow Child Care as a conditional use in the R and residential districts.

Table 11-502.02.

Institutional, Recreation and Amusement Uses

Land Use	Zoning Districts														
	Residential					Commercial			Industrial			Special			
	R	SR	AR	UR	MH	SC	GC	DC	BP	LI	GI	AV	CU	PO	PD

[illegible]

11-504.02 Institutional, Recreation and Amusement Use Standards.

D. Child Care Centers are conditionally permitted provided that:

1. Child Care Centers in the R, SR, AR or UR districts may only be permitted in places of public assembly that provide adequate area for off-street circulation, drop-off and parking.
2. In all instances the site is 300 feet from a MH, LI, GI, AV or PO district as measured from the boundary lines nearest each other, unless separated from such district by a type B bufferyard or a collector or arterial roadway;
3. Primary access to the site is from a collector or arterial roadway;
4. Adequate precautions have been taken on behalf of the operator so as not to create an undue burden on neighboring properties via traffic, parking and noise; and
5. The application shall be accompanied by the following information:
 - a. The number of children and number of staff members on the largest shift;
 - b. A physical description of the facility and a site plan drawn to scale that includes, but is not limited to, property boundaries, structures on the site, the location and arrangement of parking spaces, the traffic circulation pattern, loading and unloading areas, fencing, landscaping, play area, and entrances/exits to such facility.
 - c. Prior to occupancy, such facilities shall comply with all applicable state and local laws and regulations.

Staff Report

TO: Planning Commission
FROM: Jennifer L. Dam, Planning Director
DATE: June 6, 2018
SUBJECT: Bars, restaurants and liquor sales in LI and GI districts

Recommendation: 1) open the public hearing, 2) receive testimony, 3) close the public hearing, and 4) move to recommend approval.

Background:

An applicant came forward requesting a liquor license for a bar at a property in the GI industrial district. The property had previously been used as a bar and there is a pre-existing bar/restaurant across the street. An existing restaurant is adjacent to the proposed bar.

Alcoholic beverage sales (off-sale) are conditional uses in the LI district and are not allowed in the GI district. They were classified the same in the prior zoning ordinance.

Bar/Taverns are not allowed in either the LI or GI districts. They were permitted uses in the prior zoning code.

Restaurants are conditional uses in the LI district and are not permitted in the GI district. They were conditional uses in the prior zoning code.

There are a number of non-conforming bars and restaurants in industrial districts.

These uses require adequate parking, circulation and access. Additionally, liquor sales and bars are required to be a distance from residences, churches and schools.

There are areas in the LI and GI districts that can readily accommodate bars, restaurants or off-sale liquor sales. There are also areas that may not be appropriate for such uses in these zoning districts.

A conditional use permit would allow review of the use by the Planning Commission and City Council.

Recommendation: Move approval of a change to allow liquor sales, bars/taverns and restaurants by conditional use permit in the LI and GI zoning districts.

11-504.03 Commercial Use Standards

B. Alcoholic Beverage Sales are permitted if it is demonstrated that:

1. They are located greater than 300 feet from any residential, ~~GI~~, AV or PO district boundaries, as measured from the boundary lines nearest each other, unless separated from such district by a type C bufferyard or a collector or arterial roadway;

2. They are a Conditional Use in the LI and GI districts provided that they are 300 feet from any residential district; 150 feet from a daycare or church; meet parking requirements; meet landscaping requirements; provide adequate circulation; do not conflict with other uses in the district, and;

3. Primary access to the site is from a collector or arterial roadway;

4. Adequate precautions have been taken on behalf of the operator so as not to create an undue burden on neighboring properties via traffic, parking, and noise; and

5. The use operates in accordance with all other applicable federal, state, and local laws and, if additional permits are required, such permits were obtained prior to beginning operation.

F. Bars and Taverns are permitted if it is demonstrated that:

1. They are located greater than 300 feet from any residential, SC, ~~LI, GI~~, AV, CU, or PO district boundaries, as measured from the boundary lines nearest each other, unless separated from such district by a type C bufferyard or an arterial roadway;

2. They are a Conditional Use in the LI and GI districts provided that they are 300 feet from any residential district; 150 feet from a daycare or church; meet parking requirements; meet landscaping requirements; provide adequate circulation; do not conflict with other uses in the district, and;

3. Primary access to the site is from an arterial or collector roadway, except in the DC district;

4. Adequate precautions have been taken on behalf of the operator so as not to create an undue burden on neighboring properties via traffic, parking, and noise; and

5. The use operates in accordance with all other applicable federal, state, and local laws and, if additional permits are required, such permits were obtained prior to beginning operation.

W. Restaurants are permitted if it is demonstrated that:

1. They are located greater than 300 feet from any residential, ~~GI~~, AV or PO district boundaries, as measured from the boundary lines nearest each other, unless separated from such district by a type C bufferyard or a collector or arterial roadway;

2. They are a Conditional Use in the LI and GI districts provided that they are 300 feet from any residential district; 150 feet from a daycare or church; meet parking requirements; meet landscaping requirements; provide adequate circulation; do not conflict with other uses in the district, and;

3. Primary access to the site is from a collector or arterial roadway;

4. The use does not consist of drive-in, drive-up, or drive-through facilities;

5. Adequate precautions have been taken on behalf of the operator so as not to create an undue burden on neighboring properties via traffic, parking, and noise; and
6. The use operates in accordance with all other applicable federal, state, and local laws and, if additional permits are required, such permits were obtained prior to beginning operation.

**Table 11-502.03.
Commercial Uses**

Land Use	Zoning Districts														
	Residential					Commercial			Industrial				-Special		
	R	SR	AR	UR	MH	SC	GC	DC	BP	LI	GI	AV	CU	PO	PD
Adult Establishment	-	-	-	-	-	-	-	-	-	L	L	-	-	-	-
Alcoholic Beverage Sales	-	-	-	-	-	C	P	P	L	C	C	-	-	-	C
Animal Grooming Facilities	C	-	-	-	-	L	P	P	L	C	-	-	-	-	C
ATMs / Vending Kiosks	-	-	-	-	-	L	L	L	L	C	-	L	L	-	C
Auto Sales and Service Establishments	-	-	-	-	-	L	P	L	C	C	-	-	-	-	C
Bar / Tavern	-	-	-	-	-	-	C	C	C	C	C	-	-	-	C
Commercial Parking Operation	-	-	-	-	-	-	C	L	C	-	-	C	C	-	C
Farmers' Market	C	-	-	-	-	-	L	P	L	C	C	-	-	C	C
Financial Institution	-	-	-	-	-	L	P	P	L	C	-	-	C	-	C
Funeral Home	-	-	-	-	-	C	L	L	C	-	-	-	-	-	-
Gaming Services	-	-	-	-	-	C	L	L	C	C	-	-	-	-	-
Large Animal Boarding Facilities	C	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Large Animal Veterinary Services	C	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Laundromat	-	-	-	-	-	L	P	P	L	C	-	-	C	-	C
Mail Services	-	-	-	-	-	L	P	P	L	C	-	-	P	-	C
Major Automotive Repair Services	-	-	-	-	-	C	L	C	C	L	P	-	-	-	C
Minor Automotive Repair Services	-	-	-	-	-	L	P	L	C	L	P	-	-	-	C
Mixed Use	-	-	-	-	-	L	P	P	L	C	-	-	C	-	C
Non-transient Lodging Services (i.e. boarding houses, hotels, and motels)	-	-	-	-	-	L	P	P	L	C	-	-	P	-	C
Office	-	-	-	-	-	L	P	P	P	P	P	P	P	-	P
Restaurant	-	-	-	-	-	L	P	L	L	C	C	-	P	-	C
Retail Sales Establishment	-	-	-	-	-	L	P	P	P	L	C	-	P	-	C
Retail Service Establishment	-	-	-	-	-	L	P	P	P	P	P	-	P	-	P
Service Station	-	-	-	-	-	L	P	L	C	L	P	-	-	-	C
Small Animal Boarding Facilities	C	-	-	-	-	C	L	C	C	C	-	-	-	-	C
Small Animal Veterinary Services	C	-	-	-	-	C	L	C	C	C	-	-	-	-	C

Staff Report

TO: Planning Commission

FROM: Jennifer Dam, Planning Director

DATE: June 18, 2018

SUBJECT: Proposed Changes to Table 11-603.01.01 relating to minimum street frontage and minimum lot area

Recommendation: 1) open the public hearing, 2) receive testimony, 3) close the public hearing, 4) move to recommend approval

Background: The update of the UDC removed the requirements for minimum lot area and changed the street frontage requirements in non-residential areas.

Street frontage is defined in the UDC as the measurement of the lot line adjacent to the street.

The minimum street frontage as shown in the UDC, particularly in the GC, BP, LI and GI districts was increased significantly from the former zoning regulations.

The minimum street frontage in the UDC does not easily allow “pie shaped” lots, such as found on cul-de-sacs. Often the street frontage for such lots is in the range of 5- to 60 feet.

Reducing the street frontage requirement and adding a minimum lot area requirement helps ensure that parcels in commercial districts are of sufficient size for a permitted use.

The recommended minimum lot areas in the SC, GC and BP districts are the same as the prior zoning code. The recommended minimum lot area in the LI and GI districts are increased from 5,000 to 10,000 square feet to ensure an adequate size in industrial areas.

The proposed minimum street frontages are the same as in the prior code.

The DC district in the previous code showed a “0” frontage and lot area requirement. This allows lots and developments of any size in that district. It also allows lots that do not front upon a street but take access via an easement. This allows a variety of development in the downtown area.

Fiscal Impact: N/A

**Table 11-603.01.01.
Nonresidential and Mixed Use Development Standards**

Standard	Stories	Zoning District								
		SC	GC	DC ¹	BP	LI	GI	AV	CU	PO
Minimum Landscape Surface Ratio (LSR)	n/a	25%	15%	1%	20%	15%	15%	20%	20%	20%
Floor Area Ratio ("FAR") ²	1	0.321	0.280	n/a	0.342	0.462	0.518	0.342	0.342	0.342
	2	0.408	0.335	n/a	0.435	0.634	n/a	0.435	0.435	0.435
	3	n/a	n/a	n/a	0.478	n/a	n/a	0.478	0.478	0.478
	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<u>Minimum Lot Area</u>		<u>7,500</u>	<u>7,500</u>	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Minimum Street Frontage	n/a	80' 60'	200' 5 0'	20' 0	125' 8 0'	200' 50'	250' 50'	125'	125'	125'
Maximum Building Height ³	n/a	35'	45'	60'	45'	45'	60'	45'	45'	45'

TABLE NOTES:

1. No off-street parking is required in the Downtown Commercial (DC) District.
2. The FARs account for the Landscape Surface Ratio (including setbacks, bufferyards, on-site drainage, and parking lot landscaping) and required on-site parking, excluding the DC District. Multiplying the site area by the FAR determines the maximum building size.
3. Refer to Subsection 11-603.01., *Development Standards*, Item C.2.c., Setback Planes.

STAFF REPORT

TO: Planning Commission
FROM: Don Simon, Chief Building Inspector
DATE: June 18, 2018
SUBJECT: Municipal Codes Amendments

Recommendation: Discuss proposed changes and recommend approval.

Background:

Review and consider amendments to Chapter 9 of the Fremont Municipal Code relating to the 2015 International Code Council (ICC) series of code books with 2015 International Building Code, 2015 International Fire Code, 2015 International Residential Code, 2015 International Existing Building Code, 2015 Uniform Mechanical Code, 2015 Uniform Plumbing Code, 2015 International Fuel Gas Code, and 2015 International Property Maintenance Code.

Review fee modifications in Appendix A that are modified to work with our software and permit submittal via Click2Gov. New construction and addition fees will be assessed based on square footage and the most current Building Valuation Data table along with a regional multiplier. Fees for building alterations, accessory structures, roofs, decks, gutters, doors, porches, in-ground pools, siding, and windows will be based on the valuation of the project. Other projects will be a flat fee for the permit.

Fiscal Impact:

None

Chapter 9

BUILDING AND PROPERTY MAINTENANCE REGULATIONS

Article 1. Adoption of Codes and Amendments.

§9-101. Adoption of codes and amendments as related to this title.

The following editions of the below named codes, are adopted with amendments and revisions as set forth herein:

International Building Code (IBC) – ~~2012~~ 2015 Edition: Chapters 1 – 26, Chapters 30 – 35, and Appendices C, G, I, and J.

International Fire Code – ~~2012~~ 2015 Edition: All Chapters and Appendix D.

International Residential Code (IRC) – ~~2012~~ 2015 Edition: Chapters 1 - 10, Chapters 43 – 44, and Appendices E, F, ~~G~~, H, and I.

NFPA 70: National Electrical Code (NEC) – 2017 Edition: All Chapters.

International Existing Building Code (IEBC) – ~~2012~~ 2015 Edition: All Chapters.

Uniform Mechanical Code (UMC) – ~~2012~~ 2015 Edition: All Chapters.

Uniform Plumbing Code (UPC) – ~~2012~~ 2015 Edition: All Chapters.

International Fuel Gas Code (IFGC) – ~~2012~~ 2015 Edition: All Chapters.

International Property Maintenance Code (IPMC) – ~~2012~~ 2015 Edition: All Chapters.

International Energy Conservation Code (IECC) – 2009 Edition: All Chapters.

§9-102. Amendments.

The city council may, from time to time, by ordinance adopt amendments and revisions to the above enumerated codes. Copies of each of the above adopted codes, and any additional building regulations or codes adopted hereafter, shall be maintained in the office of the city clerk for inspection. Copies of amendments or revisions to the above enumerated codes shall also be maintained in the office of the city clerk for inspection. Any reference to the aforementioned codes shall be considered as inclusive of any amendments made thereto.

Article 2. Building Code.

§9-201. International Building Code adopted.

The International Building Code, ~~2012~~ 2015 edition: Chapters 1-26, Chapters 30-35, and Appendices C, G, I, and J, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-202. City of Fremont local amendments.

- A. Section [A]105.2 Work exempt from permit; amend building exemption number 1 to read as follows:
 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 80 square feet (7.43 m²).
- B. Section [A]105.2 Work exempt from permit; amend building exemption number 2 to read as follows:
 2. Fences not over ~~32~~ 30 inches (~~812.8~~ 762-mm) high.
- C. Section [A]105.2 Work exempt from permit; amend building exemption number 7 to read as follows:

7. Painting, papering, tiling, carpeting, counter tops and similar finish work.

~~D.~~ ~~Section [A]105.2 Work exempt from permit; amend building exemption number 9 to read as follows:~~

~~9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.~~

~~E.D.~~ Section [A]105.2 Work exempt from permit; strike electrical, gas, mechanical, and plumbing exemptions.

~~F.E.~~ Section [A]105.3 Application for permit; amend to read as follows:

[A] 105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.

~~5. Be accompanied by approved plan review from the Nebraska State Fire Marshall's office.~~

~~6.~~ 5. State the valuation of the proposed work.

~~7.~~ 6. Be signed by the applicant, or the applicant's authorized agent.

~~8.~~ 7. Give such other data and information as required by the building official.

~~8. Be accompanied by approved plan review from the Nebraska State Fire Marshall's office.~~

~~G.F.~~ Section 406.3.4 Separation; amend scenario 1 to read as follows:

1. The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 5/8 inch (15.9 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 5/8-inch (15.9 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or

honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) in thickness, or doors in compliance with Section 716.5.3 with a fire protection rating of not less than 20 minutes. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.

H.G. Section 1612.3 Establishment of flood hazard areas, amend to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for City of Fremont, Nebraska," dated August, 1978, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

H.H. Section 1809.5. Frost Protection; amend exception 2 to read as follows:

2. Area of 400 square feet (37 m²) or less; and

J.I. TABLE 1809.7 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION; amend to read as follows:

TABLE 1809.7 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION^{a, b, c, d, e}

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTINGS (inches)	THICKNESS OF FOOTINGS (inches)
1	16	8
2	20	10
3	24	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- Depth of footings shall be in accordance with Section 1809.4.
- The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.
- See Section 1905 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- For thickness of foundation walls, see Section 1807.1.6.

f. Footings shall be permitted to support a roof in addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.

K.J. Section 3103.1 General; amend to read as follows:

3103.1 General. The provisions of Sections 3103.1 through 3103.4 shall apply to structures erected for a period of less than 180 days, between April 1 and October 31. Tents and other membrane structures erected for a period of less than 180 days shall comply with the International Fire Code. Those erected for a longer period of time shall comply with applicable sections of this code.

Article 3. Fire Code.

§9-301. International Fire Code adopted.

The International Fire Code, 2012 2015 edition: All Chapters and Appendix D, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-302. City of Fremont local amendments.

Reserved.

Article 4. Residential Code.

§9-401. International Residential Code adopted.

The International Residential Code, 2012 2015 edition: Chapters 1-10, Chapters 43-44, and Appendices E, F, G, H, and I, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-402. City of Fremont local amendments.

- A. Section R105.2 Work exempt from permit; amend building exemption number 1 to read as follows:
 - 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 80 square feet (7.43 m²).
- B. Section R105.2 Work exempt from permit; amend building exemption number 2 to read as follows:
 - 2. Fences not over ~~32~~ 30 inches (~~812.8~~ 762 mm) high.
- C. Section R105.2 Work exempt from permit; amend building exemption number 6 to read as follows:
 - 6. Painting, papering, tiling, carpeting, counter tops and similar finish work.
- D. Section R105.2 Work exempt from permit; amend building exemption number 7 to read as follows:
 - 7. Prefabricated swimming pools that are less than 18 inches (457.2 mm) deep.

- E. Section R105.2 Work exempt from permit; amend building exemption number 10 to read as follows:

10. Decks not exceeding 80 square feet (7.43 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

- F. Section R105.2 Work exempt from permit; strike electrical, gas, and mechanical exemptions.

- G. Section R105.8 Responsibility; amend to read as follows:

R105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building and structure systems, for which this code is applicable, to comply with this code.

- H. TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA; amend to read as follows:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^a	ICE CHIPS ^b RISK UNDER- LAYMENT REQUIRED ^c	FLOOD HAZARDS ^d	AIR FREEZING INDEX ^e	MEAN ANNUAL TEMP ^f
	Wind Speed ^g	Topographic Effect ^h	Special Wind Region ⁱ	Wind-Borne Debris Zone ^j		Weathering ^a	Frost line depth ^b	Termite ^c					
25lb LL	115 (55) EXPC	N/A	No	No	A	Severe	36"	Moderate to Heavy	-5	Yes	1978 1-2-08	20002500	50

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For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- The jurisdiction shall fill in this part of the table with ~~"moderate to severe," "slight to moderate," or "none to slight" in accordance with Figure R301.2(7) depending on whether there has been a history of local damage.~~ the wind speed from the basic

wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

~~e. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site specific basis in accordance with Section R301.2.1.4.~~

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~~f.e.~~ The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

~~g.f.~~ The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

~~h.g.~~ The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFBMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

~~i.h.~~ In accordance with Sections ~~R905.2.7.1~~ R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

~~j.i.~~ The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)." ~~at www.ncdc.noaa.gov/fpsf.html.~~

~~k.j.~~ The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)." ~~at www.ncdc.noaa.gov/fpsf.html.~~

~~k.~~ In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

4.m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

I. Section R302.2 Townhouses; amend to read as follows:

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by a common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

J. Section R302.3 Two-family dwellings; amend to read as follows:

R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 2-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

K. Section R302.5.1 Opening protection; amend to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1³/₈ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1³/₈ inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

Exception: A self-closing device is not required in one-family dwellings.

L. TABLE R302.6 DWELLING/GARAGE SEPARATION; amend to read as follows:

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for	Not less than 5/8-inch gypsum board or equivalent

separation required by this section	
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than $\frac{5}{8}$ -inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- M. Section R311.3.1 Floor elevations at the required egress doors; amend to read as follows:

R311.3.1 Floor elevations at the required egress doors.

Landings or finished floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall not be more than 7 3/4 inches (196 mm) below the top of the finished floor provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

- N. Section R311.3.2 Floor elevations for other exterior doors; amend to read as follows:

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196 mm) below the top of the finished floor.

Exception: A landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

- O. Add Section ~~R311.5.2~~ **R302.7** -Under stair protection to read as follows:

~~R311.5.2~~ R302.7 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch (13 mm) gypsum board.

- P. SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS; strike section in its entirety and amend to read as follows:

SECTION R313 RESERVED

- Q. Section R403.1 General; amend to read as follows:

R403.1, General. All exterior walls shall be supported on continuous concrete footings, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character or the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

- R. Section R403.1.1 Minimum size; amend to read as follows:

R403.1.1, Minimum size. Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 8 inches (203 mm) thick. Footing projections, P, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R 401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.3, and Figures R403.1(2) and R403.1(3).

- S. Section R403.1.1 Minimum size; amend to read as follows:

R403.1.1, Minimum size. Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 8 inches (203 mm) thick. Footing projections, P, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R 401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.3, and Figures R403.1(2) and R403.1(3).

- T. Figure R403.1(1); replace figure with the following:

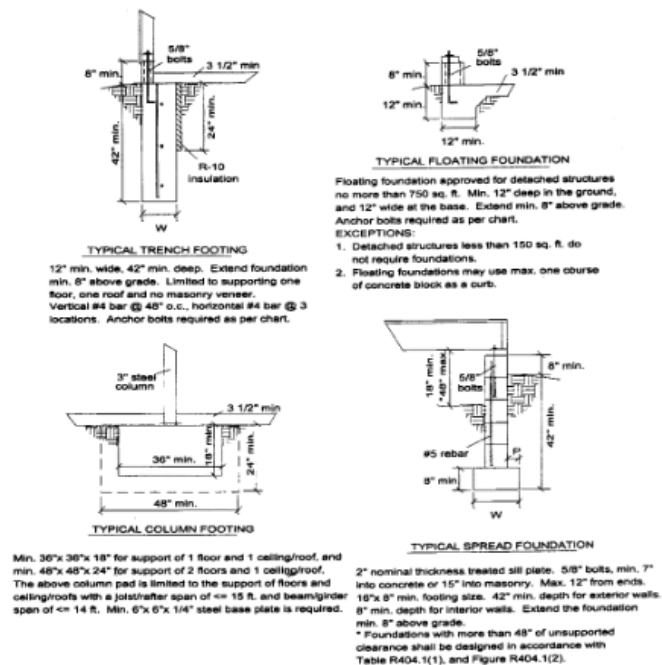


FIGURE R403.1(1) MINIMUM FOOTING AND FOUNDATION REQUIREMENTS
(AMENDED)

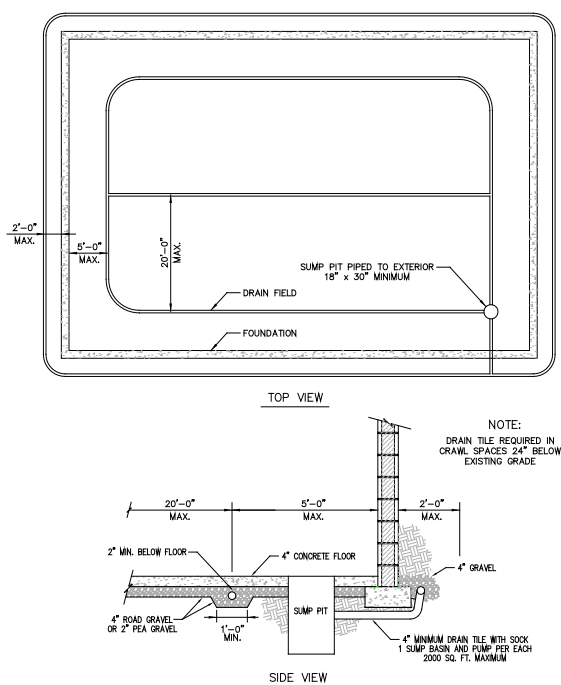
GENERAL NOTES

1. Footings shall comply with Table R403.1, but shall not be less than twice the foundation wall thickness.
2. Anchor bolt spacing 8" o.c. max. or the same as the rebar spacing, whichever is less, and 12" from each end of the sill.
3. Anchor bolts shall be 5/8" diameter, with 3/16"x2" galvanized washers. Bolts shall be imbedded min. 7" into concrete and 15" into masonry.
4. Foundations shall extend not less than 12" below the top of the floor slab.
5. Footing sizes are based on an assumed soil bearing pressure of 1,500 lbs./sq. ft. Footings on soil with a lower allowable soil pressure shall be designed in accordance with good engineering practice, and a soils engineer's recommendations.

- U. Figure R403.1(2); amend all references to gravel footings to read as follows:
Footings shall comply with Section R403.
- V. Figure R403.1(3); amend all references to gravel footings to read as follows:
Footings shall comply with Section R403.
- W. Section R403.2 Footings for wood foundations; amend to read as follows:
R403.2 Footings for wood foundations. Footings for wood foundations shall be in accordance with Figures R403.1(2) and R403.1(3).
- X. Section R405.1 ; amend to read as follows:
R405.1 Concrete or masonry foundations. Drains shall be provided in accordance with Figure R405.1(1), around all concrete or masonry foundations that retain earth and

enclose habitable or usable spaces, including crawl spaces with a depth of 24 inches (609.6 mm) below grade.

FIGURE R405.1(1) DRAIN TILE PLAN



- Y. Section ~~R504.3~~ **R302.13** Fire protection of floors; strike section in its entirety.
- Z. Section ~~R907.3~~ **R908 Reroofing**; amend to read as follows:

~~**R908 Reroofing Reserved. R907.3 Recovering versus replacement.** New roof coverings shall not be installed without first removing all existing layers of roof coverings.~~

Exceptions:

- ~~1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for~~

~~support, shall not require the removal of existing roof coverings.~~

~~2. Installation of metal panel, metal shingle and concrete and clay tile roof coverings over existing wood shake roofs shall be permitted when the application is in accordance with Section R907.4.~~

~~3. The application of new protective coating over existing spray polyurethane foam roofing systems shall be permitted without tear off of existing roof coverings.~~

~~4. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.~~

~~AA. Section AG102.1 General. Amend the definition of SWIMMING POOL as follows:~~

~~SWIMMING POOL. Any structure intended for swimming or recreational bathing that has the capacity to hold more than 24 inches (610 mm) of water. This includes in-ground, above ground and on-ground swimming pools, hot tubs and spas.~~

~~BB. Section AG105.2 Outdoor swimming pool. Amend subsection 1 to read as follows:~~

~~The top of the barrier shall be at least 72 inches (1828.8 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).~~

Article 5. Electrical Code.

§9-501. National Electrical Code adopted.

NFPA 70: National Electrical Code, 2017 edition, as recommended by the National Fire Protection Agency (NFPA), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-502. City of Fremont local amendments.

A. Section 90.2(B) Not Covered; add subsection (6) to read as follows:

(6) Installations of electrical fixtures, equipment or connections pertaining to or repair of communication signal system or low voltage control of gas facilities of

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utilities except as to their initial connection to the supply line.

B. Section 210.5(C)(1) Branch Circuits Supplied from More Than One Normal Voltage System; amend to read as follows:

(1) Branch Circuits Supplied from More Than One Nominal Voltage System.

Where the premises wiring system has branch circuits supplied from one nominal voltage system, each undergrounded conductor of a branch circuit shall be identified by phase or line and system at all termination, connection, and splice points in compliance with 210.5(C)(1)(a) and (b).

(a) Means of Identification. The means of identification shall be permitted to be by separate color coding, marking tape, tagging, or other approved means.

(b) Posting of Identification Means. The method utilized for conductors originating within each branch-circuit panelboard or similar branch-circuit distribution equipment shall be documented in a manner that is readily available or shall be permanently posted at each branch-circuit panelboard or similar branch-circuit distribution equipment. The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.

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B.C. Section 210.8(A) Dwelling Units; add subsection (11) to read as follows:

(11) Any GFCI receptacle that is supplying power to a condensate pump, sump pump, flood pump, sewage pump, or ejector pump shall have a built in audible alarm sound when the GFCI is in the open or tripped position.

G.D. Section 210.11(C)(3) Bathroom Branch Circuits; amend to read as follows:

(3) Bathroom Branch Circuits. In addition to the number of branch circuits required by other parts of this section, at least one 120-volt, 20-ampere branch circuit shall be allowed to supply only one bathroom receptacle outlet(s).

[Exception Unchanged]

D.E. Section 230.43 Wiring Methods for 1000 Volts, Nominal, or Less; amend to read as follows:

230.43 Wiring Methods for 1000 Volts, Nominal, or Less.

Service-entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and shall be limited to the following methods:

- (1) Rigid metal conduit (RMC)
- (2) Electrical metallic tubing (EMT)
- (3) Electrical nonmetallic tubing
- (4) Wireways
- (5) Busways
- (6) Auxiliary gutters
- (7) Rigid polyvinyl chloride conduit (PVC)

(8) Cablebus

(9) Flexible metal conduit (FMC) not over 1.8 m (6 ft) long or liquidtight flexible metal conduit (LFMC) not over 1.8 m (6 ft) long between a raceway, or between a raceway and service equipment, with a supply-side bonding jumper routed with the flexible metal conduit (FMC) or the liquidtight flexible metal conduit (LFMC) according to the provisions of 250.102(A), (B), (C), and (E)

(10) Liquidtight flexible nonmetallic conduit (LFNC)

(11) High Density polyethylene conduit (HDPE)

(12) Nonmetallic underground conduit with conductors (NUCC)

(13) Reinforced thermosetting resin conduit (RTRC)

F.F. Section 230.70(A) Location; amend to read as follows:

(A) Location. The service disconnecting means shall be installed in accordance with 230.70(A)(1), (A)(2), and (A)(3).

The nearest point of entrance inside a building shall have a maximum of six feet of approved raceway from the point of entrance at the exterior wall. The distance can be increased from six feet to ten feet if Rigid Metal Conduit is used as the raceway.

F.G. Section 230.71 General; amend to read as follows:

(A) General. The service disconnecting means for each service permitted by Section 230.2, or for each set of service entrance conductors permitted by Section 230.40, Exception No. 1, No. 3, No. 4, or No. 5, shall consist of not more than six switches or six circuit breakers mounted in a single enclosure, (400 amps or over) in a group of separate enclosures, or in or on a switchboard or in switchgear. There shall be no more than six disconnects per service (400 amps or over) grouped in any one location. One main breaker or one set of main fuses per enclosure shall be allowed on services rated less than 400 amps on all electrical services,

G.H. Section 330.104 Conductors; amend to read as follows:

330.104 Conductors. Conductors shall be of copper, aluminum, copper-clad aluminum, nickel or nickel-coated copper, solid or stranded. The minimum conductor size shall be No. 14 copper and No. 8 aluminum or copper-clad aluminum.

H.I. Section 334.10 Uses Permitted; amend to read as follows:

334.10 Uses Permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in one and two family dwellings and associated garages and sheds, and multi-family dwellings three stories or less in height, except as prohibited in Section 334.12.

~~H.J.~~ Section 340.12 Uses Not Permitted; add exception to read as follows:

Exception: One-family, two-family and multi-family residential dwellings three stories or less in height.

~~J.K.~~ Section 422.31(B) Appliances Rated over 300 Volt-Amperes; amend to read as follows:

(B) Appliances Rated over 300 Volt-Amperes. For permanently connected appliances rated over 300 volt-amperes, the branch-circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from the appliance.

[Informational Note Unchanged]

~~K.L.~~ Section 440.14 Location; amend to read as follows:

440.14 Location. Disconnecting means shall be located within sight from and readily accessible from the air-conditioning or refrigerating equipment. The disconnecting means shall be permitted to be installed on or within the air-conditioning or refrigerating equipment and shall be of dead front construction as accepted by NEMA Standards, except on non-accessible roof units.

The disconnecting means shall not be located on panels that are designed to allow access to the air-conditioning or refrigeration equipment or to obscure the equipment nameplate(s).

[Exception and Informational Notes Unchanged]

~~L.M.~~ ARTICLE 505 Zone 0, 1, and 2 Location; strike article in its entirety and amend to read as follows:

ARTICLE 505 RESERVED

~~M.N.~~ Section 545.10 Receptacle or Switch with Integral Enclosure; amend to read as follows:

545.10 Reserved.

~~N.O.~~ Section 590.3(B) 90 Days; amend to read as follows:

(B) 90 Days. Temporary electric power and lighting installation shall be permitted for a period not to exceed 90 days for holiday decorative lighting and similar purposes. Any appliance that is installed shall be allowed to be temporarily wired for a maximum of 5 working days.

~~O.P.~~ Section 800.1 Scope; amend to read as follows:

800.1 Scope. This article covers communications circuits and equipment. No permits shall be required nor do contractors need to be licensed to perform work which is covered by this article.

[Informational Notes Unchanged]

~~P.Q.~~ Section 810.1 Scope; amend to read as follows:

810.1 Scope. This article covers antenna systems for radio and television receiving equipment, amateur and citizen band radio transmitting and receiving equipment, and certain features of transmitter safety. This article covers antennas such as wire-strung type, multi-element, vertical rod, flat, or parabolic and also covers the wiring and cabling that connect them to equipment. This article does not cover equipment and antennas used for coupling carrier current to power line conductors. No permits shall be required nor do contractors need to be licensed to perform work which is covered by this article.

~~Q.R.~~ Section 820.1 Scope; amend to read as follows:

820.1 Scope. This article covers coaxial cable distribution of radio frequency signals typically employed in community antenna television (CATV) systems. No permits shall be required nor do contractors need to be licensed to perform work which is covered by this article.

Article 6. Existing Building Code.

§9-601. International Existing Building Code adopted.

The International Existing Building Code, 2012 2015 edition, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-602. City of Fremont local amendments.

Reserved.

Article 7. Mechanical Code.

§9-701. Uniform Mechanical Code adopted.

The Uniform Mechanical Code, 2012 2015 edition, as recommended by the International Association of Plumbing and Mechanical Officials (IAPMO), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-702. City of Fremont local amendments.

A. Section ~~114.1 General~~ 104.5 Fees; amend to read as follows:

~~114.1 General~~ 104.5 Fees. Fees shall be assessed in accordance with the provisions of this code and shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

~~B. Section 114.2 Permit Fees; amend to read as follows:~~

~~114.2 Reserved.~~

~~C.B.~~ Section 506.1 Materials; strike exception number 3.

~~D.C.~~ Section 506.2 Construction; strike exception number 2.

~~E.D.~~ Section ~~510.8.2~~ 510.9.2 Wall Terminations; add exception number 6 to read as follows:

(6) The exhaust from any hood serving commercial food heat-processing equipment terminating at/or across the property

line adjoining a public way if the air is discharged away from neighboring building and is at least 10 feet from the air intake of the same or contiguous buildings, and where approval is given by City Council.

F.E. Section ~~924.4.4~~ 916.2.1.1 Unvented Room Heaters; strike exception numbers 1 and 2.

G.F. Section 1006.1 General; add paragraph two to read as follows:

Temperature and relief valve downtubes shall be copper or metal piping with an inside diameter of the piping no less than the temperature, pressure, and vacuum relief device. The terminal end of the downtube shall not be threaded.

H.G. Section 1308.2 Provision for Location of Point of Delivery; amend to read as follows:

The location of the point of delivery shall be acceptable to the serving gas supplier and extend 6 inches (152.4 mm) beyond the exterior surface of the structure. Gas piping shall be sleeved with plastic pipe or an approved inert material when passing through any exterior wall or any interior concrete or masonry wall. The interior space between the gas piping and sleeve shall be sealed at the wall to prevent entry of water, insects, or rodents.[NFPA 54:5.2]

I.H. Section ~~1308.5.2.3~~ 1308.5.2.2 Copper and Brass; amend to read as follows:
~~1308.5.2.3 Reserved.~~ 1308.5.2.2 Prohibited.

J.I. Section ~~1308.5.2.4~~ 1308.5.2.3 Aluminum Alloy; amend to read as follows:
~~1308.5.2.4 Reserved.~~ 1308.5.2.3 Prohibited.

K.J. Section 1308.5.3 Metallic Tubing; amend to read as follows:
1308.5.3 ~~Reserved.~~ Prohibited.

L.K. Section 1308.5.3.1 Steel; amend to read as follows:
1308.5.3.1 Reserved.

M.L. Section 1308.5.3.2 Copper and Brass; amend to read as follows:
1308.5.3.2 ~~Reserved.~~ Prohibited.

N.M. Section 1308.5.3.3 Aluminum Alloy; amend to read as follows:
1308.5.3.3 ~~Reserved.~~ Prohibited.

O.N. Section 1308.5.3.4 Corrugated Stainless Steel; amend to read as follows:
1308.5.3.4 Corrugated Stainless Steel. Corrugated stainless steel tubing shall be tested and listed in compliance with the construction, installation, and performance requirements of INS LC-1 Standard for Fuel Gas Piping Systems using Corrugated Stainless Steel Tubing. Corrugated stainless steel tubing that requires additional bonding shall be inspected and certified by ~~an Electrical Engineer~~ master electrical contractor licensed with the

State of Nebraska with a copy of the certification provided to the City. Only corrugated stainless steel tubing that has a metal shield that dissipates electricity and heat and requires no additional manufacturer bonding is allowed.
[NFFA 54.5.6.3.4]

- ~~P. Section 1308.5.10.2 Tubing Joints; amend to read as follows:
1308.5.10.2 Reserved.~~
- ~~Q. Section 1308.5.10.3 Flared Joints; amend to read as follows:
1308.5.10.3 Reserved.~~
- ~~R. Section 1308.5.11 Plastic Piping, Joints, and Fittings; amend to read as follows:
1308.5.11 Reserved.~~
- ~~S. Section 1308.5.11.1 Joint Design; amend to read as follows:
1308.5.11.1 Reserved.~~
- ~~T. Section 1308.5.11.2 Heat Fusion Joint; amend to read as follows:
1308.5.11.2 Reserved.~~
- ~~U. Section 1308.5.11.3 Compression Type Mechanical Joints; amend to read as follows:
1308.5.11.3 Reserved.~~
- ~~V. Section 1308.5.11.4 Liquefied Petroleum Gas Piping Systems; amend to read as follows:
1308.5.11.4 Reserved.~~
- ~~W. Section 1311.1.7 Plastic Piping; strike exception number 2.~~
- ~~X. Section 1311.11 Prohibited Devices; amend to read as follows:
1311.11 Reserved.~~
- ~~Y. Section 1311.12 Systems Containing Gas-Air Mixtures Outside the Flammable Range; amend to read as follows:
1311.12 Reserved.~~
- ~~Z. Section 1311.13 Systems Containing Flammable Gas-Air Mixtures; amend to read as follows:
1311.13 Reserved.~~
- ~~AA. Section 1311.13.1 Required Components; amend to read as follows:
1311.13.1 Reserved.~~
- ~~BB. Section 1311.13.2 Optional Components; amend to read as follows:
1311.13.2 Reserved.~~
- ~~CC. Section 1311.13.3 Additional Requirements; amend to read as follows:
1311.13.3 Reserved.~~
- ~~DD. Section 1311.13.4 Special Requirements for Mixing Blowers; amend to read as follows:~~

~~1311.13.4 Reserved.~~

~~EE. Section 1311.13.5 Installation of Gas-Mixing Machines; amend to read as follows:~~

~~1311.13.5 Reserved.~~

~~FF. Section 1311.13.6 Use of Automatic Firechecks, Safety Blowouts, or Backfire Preventers; amend to read as follows:~~

~~1311.13.6 Reserved.~~

O. Section 1308.0 Steel and Wrought Iron; amend to read as follows:

1308.0 Steel and Wrought Iron. Metal gas pipe shall be standard-weight wrought iron or steel (galvanized or black), yellow brass containing not more than 75 percent copper, or internally tinned or treated copper of iron pipe size. Galvanizing shall not be considered protection against corrosion.

Standard wrought iron or steel black pipe (Schedule 40) shall be permitted to be used with gases not corrosive to such material. Steel tubing shall comply with ASTM A 254. Copper tubing shall comply with ASTM B 88 or ASTM B 280. Copper tubing (unless tin-lined) shall not be used where the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet (0.7 mg/100 L) of gas. [NFPA 501A:4.3.6.1]

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GG.P. Section ~~1316.9~~ 1314.3 Test Pressure; amend to read as follows:

1316.9 1314.3 Test Pressure. This inspection shall include an air, CO₂, or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than 30 psi (206.84 kPa) gauge pressure. Test pressures shall be held for a length of time satisfactory to the Authority Having Jurisdiction, but in no case less than 30 minutes with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures in excess of 14 inches water column pressure (3.5 kPa), the test pressure shall be not less than 60 psi (414 kPa) and shall be continued for a length of time satisfactory to the Authority Having Jurisdiction, but in no case for less than 30 minutes. These tests shall be made using air, CO₂, or nitrogen pressure and shall be made in the presence of the Authority Having Jurisdiction. Necessary apparatus for conducting tests shall be furnished by the permit holder.

~~HH. Section 1330.1 Metal; amend to read as follows:~~

~~1330.1 Metal.~~ Metal gas pipe shall be standard weight wrought iron or steel (galvanized or black), yellow brass containing not more than 75 percent copper, or internally tinned or treated copper of iron pipe size. Galvanizing shall not be considered protection against corrosion.

~~Standard wrought iron or steel black pipe (Schedule 40) shall be permitted to be used with gases not corrosive to~~

~~such material. Steel tubing shall comply with ASTM A 254. Copper tubing shall comply with ASTM B 88 or ASTM B 280. Copper tubing (unless tin lined) shall not be used where the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet (0.7 mg/100 L) of gas. [NFPA 501A:4.3.6.1]~~

Article 8. Plumbing Code.

§9-801. Uniform Plumbing Code adopted.

The Uniform Plumbing Code, ~~2012~~ 2015 edition, as recommended by the International Association of Plumbing and Mechanical Officials (IAPMO), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-802. City of Fremont local amendments.

- A. Section ~~403.4~~ 104.5 Fees; amend to read as follows:
~~103.4~~ 104.5 **Fees.** Fees shall be assessed in accordance with the provisions of this code and shall be paid as required, in accordance with the schedule as established by the applicable governing authority.
- B. TABLE ~~403.4~~ 104.5 PLUMBING PERMIT FEES; strike table in its entirety.
- C. TABLE 422.1. MINIMUM PLUMBING FACILITIES; replace table in its entirety with the following:

TABLE 422.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a
(See Section 422.0 et seq.)

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN ^{b, c} (SEE SECTION 410.1)	OTHER
				MALE	FEMALE	MALE	FEMALE			
1	Assembly	A-1 ^d	Theaters and other buildings for the performing arts and motion pictures	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink
		A-2 ^d	Nightclubs, bars, taverns, dance halls and buildings for similar purposes	1 per 40	1 per 40	1 per 75		-	1 per 500	1 service sink
			Restaurants, banquet halls and food courts	1 per 75	1 per 75	1 per 200		-	1 per 500	1 service sink
		A-3 ^d	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink
			Passenger terminals and transportation facilities	1 per 500	1 per 500	1 per 750		-	1 per 1,000	1 service sink
			Places of worship and other religious services	1 per 150	1 per 75	1 per 200		-	1 per 1,000	1 service sink
		A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder	1 per 200	1 per 150	-	1 per 1,000	1 service sink

					exceedin g 1,520					
		A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	-	1 per 1,000	1 service sink
2	Business	B	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80			-	1 per 100	1 service sink ⁹
3	Education	E	Educational facilities	1 per 50	1 per 50			-	1 per 100	1 service sink
4	Factory and industrial	F-1 and F-2	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100	1 per 100			(see Section 411)	1 per 400	1 service sink
5	Institutional	I-1	Residential care	1 per 10	1 per 10			1 per 8	1 per 100	1 service sink
		I-2	Hospitals, ambulatory nursing home care recipient	1 per room ^a	1 per room ^a			1 per 15	1 per 100	1 service sink
			Employees, other than residential care ^b	1 per 25	1 per 35			-	1 per 100	-
			Visitors, other than residential care	1 per 75	1 per 100			-	1 per 500	-
		I-3	Prisons ^b	1 per cell	1 per cell			1 per 15	1 per 100	1 service sink
			Reformatories, detention centers, and correctional centers	1 per 15	1 per 15			1 per 15	1 per 100	1 service sink
			Employees	1 per 25	1 per 35			-	1 per 100	
		I-4	Adult day care and child day care	1 per 15	1 per 15			1	1 per 100	1 service sink
6	Mercantile	M	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750			-	1 per 1,000	1 service sink ⁹
7	Residential	R-1	Hotels, motels, boarding houses (transient)	1 per sleeping unit	1 per sleeping unit			1 per sleeping unit	-	1 service sink
		R-2	Dormitories, fraternities, sororities and boarding houses (non-transient)	1 per 10	1 per 10			1 per 8	1 per 100	1 service sink
		R-2	Apartment house	1 per dwelling unit	1 per dwelling unit			1 per dwelling unit	-	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units

		R-3	Congregate living facilities with 16 or fewer persons	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		R-3	One- and two-family dwellings	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	-	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		R-4	Congregate living facilities with 16 or fewer persons	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
8	Storage	S-1 S-2	Structures for the storage of goods, warehouses, store house and freight depots. Low and Moderate Hazard.	1 per 100	1 per 100	See Section 411	1 per 1,000	1 service sink

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the International Building Code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. The minimum number of required drinking fountains shall comply with Table 403.1 and Chapter 11 of the International Building Code.
- f. Drinking fountains are not required for an occupant load of 15 or fewer.
- g. For business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required.

D. Section 504.1 Location; amend to read as follows:

504.1 Location. Water heater installations in bedrooms and bathrooms shall only be permitted where water heater is of the direct vent type. [NFPA 54:10.28.1(2)]

E. Add Section 504.7 Temperature and Relief Valve Downtubes to read as follows:

504.7 Temperature and Relief Valve Downtubes. Temperature and relief valve downtubes shall be copper ~~or~~, metal piping ~~with an inside diameter of the piping no less than the, or approved PVC, with a~~ temperature, pressure, and vacuum relief device. The terminal end of the downtube shall not be threaded.

F. Section 507.5 Relief Valve Discharge; amend to read as follows:

507.5 Reserved.

G. Section 603.1 General; add exception to read as follows:

Exception: Backflow devices for residential lawn sprinkler systems need only be tested when installed and at least once every 5 years.

H. TABLE 604.1 MATERIALS FOR BUILDING SUPPLY AND WATER DISTRIBUTION PIPING AND FITTING; strike materials CPVC, PE, and PVC.

I. Section ~~604.2~~ 604.3 Copper Tube; amend exception to read as follows:

Exception: Type M copper tubing shall be permitted to be used for water piping where piping is aboveground in, or on, a building.

- J. Section ~~604.9~~ 604.10 Plastic Materials; amend to read as follows:

~~604.9~~ 604.10 **Reserved.**

- K. Section ~~605.10~~ 605.9 PEX Plastic Tubing and Joints; amend to read as follows:

~~605.10~~ 605.9 **PEX Plastic Tubing and Joints.** PEX plastic tubing and fitting joining methods shall be installed in accordance with the manufacturer's installation instructions and shall comply with Section ~~605.10.1~~ 605.9.1 and Section ~~605.10.2~~ 605.9.2. ~~Fixture stubouts exiting through a wall or floor shall be done with a copper stubout with nailing flange, metal bond supports with faceplate or~~
e Other method approved by the Authority Having Jurisdiction.

- L. Section 608.4 Pressure Relief Valves; amend to read as follows:

Section 608.4 Pressure Relief Valves. Each pressure relief valve shall be an approved automatic type with drain, and each such relief valve shall be set at a pressure of not more than 150 psi (1034 kPa). No shutoff valve shall be installed between the relief valve and the system or in the drain line in accordance with ANSI Z21.22.

- M. Section 608.5 ~~Drains~~Discharge Piping; amend to read as follows:

608.5 ~~Drains~~Discharge Piping. Relief valves located inside a building shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel, hard-drawn copper piping and fittings, CPVC, PP, or listed relief valve drain tube with fittings that will not reduce the internal bore of the pipe or tubing (straight lengths as opposed to coils) and shall extend from the valve to 6 inches (152 mm) above the floor near an approved drain. Relief valve drains shall not terminate in a buildings crawl space. No part of such drain pipe shall be trapped or subject to freezing. The terminal end of the drain pipe shall not be threaded.

- N. Section 609.2 Trenches; amend to read as follows:

609.2 Trenches. Water pipes shall not be run or laid in the same trench as building sewer or drainage piping constructed of clay or materials that are not approved for use with a building.

- O. Section 611.4 Sizing of Residential Softeners; amend to read as follows:

611.4 Reserved.

- P. Section ~~701.4~~ 701.2 Drainage Piping; amend material standard number 2 to read as follows:

ABS and PVC DWV piping installations shall be installed in accordance with applicable standards referenced in Table

~~1401.1~~ 1701.1 and Chapter ~~15~~ 14 "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame-spread index of a maximum of 25 and a smoke-developed index of a maximum 50, where tested in accordance with ASTM E 84 and UL 723. ABS and PVC DWV piping installation shall be limited to those structures where combustible construction is allowed and the structure is no more than three stories in height above grade.

- Q. TABLE ~~701.4~~ 701.2 MATERIALS FOR DRAIN, WASTE, VENT PIPE AND FITTINGS; amend table to prohibit Asbestos-Cement, Co-Extruded ABS (Schedule 40), Co-Extruded PVC (Schedule 40), Copper (Type DWV), Polyethylene, and Stainless Steel 316L material listings from Building Sewer Pipe and Fittings applications. Also, add footnote 1, and associate footnote 1 with material listing PVC (Schedule 40), to include "SDR 26" as permitted in Building Sewer Pipe and Fittings applications.
- R. Section 906.1 Roof Termination; amend to read as follows:
- 906.1 Roof Termination.** Each vent pipe or stack shall extend through its flashing and shall terminate vertically not less than 10 inches (254 mm) above the roof nor less than 1 foot (305 mm) from a vertical surface.
- S. Section 1208.2 Provision for Location of Point of Delivery; amend to read as follows:
- 1208.2 Provision for Location of Point of Delivery.** The location of the point of delivery shall be acceptable to the serving gas supplier and extend 6 inches (152.4 mm) beyond the exterior surface of the structure. Gas piping shall be sleeved with plastic pipe or an approved inert material when passing through any exterior wall or any interior concrete or masonry wall. The interior space between the gas piping and sleeve shall be sealed at the wall to prevent entry of water, insects, or rodents. (NFPA 54:5.2)
- T. Section ~~1208.5.2.3~~ 1208.5.2.2 Copper and ~~Brass~~Copper Alloy; amend to read as follows:
- ~~1208.5.2.3~~ 1208.5.2.2 **Reserved.**
- U. Section ~~1208.5.2.4~~ 1208.5.2.3 Aluminum Alloy; amend to read as follows:
- ~~1208.5.2.4~~ 1208.5.2.3 **Reserved.**
- V. Section 1208.5.3 Metallic Tubing; amend to read as follows:
- 1208.5.3 Reserved.**
- W. Section 1208.5.3.1 Steel; amend to read as follows:
- 1208.5.3.1 Reserved.**
- X. Section 1208.5.3.2 Copper and Brass; amend to read as follows:
- 1208.5.3.2 Reserved.**
- Y. Section 1208.5.3.3 Aluminum Alloy; amend to read as follows:

1208.5.3.3 Reserved.

- Z. Section 1208.5.3.4 Corrugated Stainless Steel; amend to read as follows:

1208.5.3.4 Reserved.

- AA. Section 1208.5.8.2 Tubing Joints; amend to read as follows:

1208.5.8.2 ~~Reserved.~~ Prohibited.

- BB. Section 1208.5.8.3 Flared Joints; amend to read as follows:

1208.5.8.3 ~~Reserved.~~ Prohibited.

- CC. Section 1210.1.7 Plastic Piping; strike exception number 2.

- DD. Section 1210.13 Systems Containing Gas-Air Mixtures Outside the Flammable Range; amend to read as follows:

1012.13 Reserved.

- EE. Section 1210.14 Systems Containing Flammable Gas-Air Mixtures; amend to read as follows:

1012.14 Reserved.

- FF. Section 1213.3 Test Pressure; amend to read as follows:

1213.3 Test Pressure. This inspection shall include an air, CO₂, or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than 30 psi (206.84 kPa) gauge pressure. Test pressures shall be held for a length of time satisfactory to the Authority Having Jurisdiction, but in no case less than 30 minutes with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures in excess of 14 inches water column pressure (3.5 kPa), the test pressure shall be not less than 60 psi (414 kPa) and shall be continued for a length of time satisfactory to the Authority Having Jurisdiction, but in no case for less than 30 minutes. These tests shall be made using air, CO₂, or nitrogen pressure and shall be made in the presence of the Authority Having Jurisdiction. Necessary apparatus for conducting tests shall be furnished by the permit holder. Test gauges used in conduction tests shall be in accordance with Section 318.0

Article 9. Fuel Gas Code.

§9-901. International Fuel Gas Code adopted.

The International Fuel Gas Code, ~~2012~~ 2015 edition, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-902. City of Fremont local amendments.

Reserved.

Article 10. Property Maintenance Code.

§9-1001. International Property Maintenance Code adopted.

The International Property Maintenance Code, ~~2012~~ 2015 edition, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-1002. City of Fremont local amendments.

- A. Section [A]102.3 Application of other codes; amend to read as follows:
[A] 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, Uniform Mechanical Code, International Residential Code, Uniform Plumbing Code* and NFPA 70.
- B. Section [A]107.2 Form; amend item number 4 to read as follows:
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the property, *dwelling unit*, or structure into compliance with the provisions of this code.
- C. Section [A]111.1 Application for appeal; amend to read as follows:
[A] 111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 10 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted.
- D. Section [A]111.2 Membership of board; amend to read as follows:
[A] 111.2 Membership of board. The board of appeals shall consist of a minimum of five members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The code official shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.
- E. Section [A]111.2.4 Secretary; amend to read as follows:
[A] 111.2.4 Secretary. The *code official* shall serve as secretary to the board. The secretary shall maintain a detailed record of all proceedings in the office of the *code official*.
- F. Section [A]111.6 Board decision; amend to read as follows:
[A] 111.6 Board decision. The board shall modify or reverse the decision of the *building official* only by a concurring vote of two-thirds of its members.
- G. Section [A]111.6.1 Records and copies; amend to read as follows:

[A] 111.6.1 Records and copies. The decision of the board shall be recorded. Copies shall be furnished to the appellant.

H. Section [A]111.7 Court review; amend to read as follows:

[A] 111.7 Council review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the governing body of the city for reversal or affirmation, wholly or partly, the decision of the board. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

Article 11. Energy Conservation Code.

§9-1101. International Energy Conservation Code adopted.

The International Energy Conservation Code, 2009 edition, as recommended by the International Code Council (ICC), and herein adopted by the City of Fremont is hereby amended to include the following local amendments.

§9-1102. City of Fremont amendments.

Reserved.

Article 12. To Whom Permits May Be Issued

§9-1201. Permit Issuance.

A. Reserved.

B. Electrical, Mechanical, and Plumbing Codes. No permit shall be issued to any person to do or cause to be done any work regulated by electrical, mechanical, plumbing or fuel gas codes, except to a person holding a valid, unexpired and unrevoked Master Registration, issued by the City, as more fully described herein.

Exception:

1. Any homeowner may install electrical wiring (not including electrical service equipment or electrical wiring associated with spas, hot tubs, underground swimming pools, or pools used for therapeutic use), heating or air conditioning equipment, and plumbing fixtures or water conditioning appurtenances in a single family residence which is owned and occupied by the individual performing the work. The homeowner shall own both the single family residence and the land or property that the residence is located on. All work shall be for the personal enjoyment of the homeowner without compensation or pay from or to any other person for such labor or installation. The homeowner shall be required to file plans, apply for and secure a permit, pay applicable fees, and call for inspection - such installation being compliant with the requirements of this code. Nothing herein shall be construed to authorize the homeowner to perform similar work on property not owned and occupied by the homeowner for which a registration is otherwise required.
2. The installation, repair, replacement, relocation, or removal of water conditioning appliances, including piping to hot and cold water lines and drains for such purposes, in whole or in part.

- C. Onsite Wastewater Treatment Systems. No permit shall be issued to any person to do or cause to be done any work regulated by the state of Nebraska or any of these codes pertaining to onsite wastewater treatment systems, in whole or in part, except to a person holding a valid, unexpired and unrevoked Onsite Wastewater Treatment Professional Registration, issued by the City, as more fully described herein.
- D. Water Conditioning Systems. No permit shall be issued to any person to do or cause to be done any work incidental to complete the installation, repair, replacement, relocation, or removal of water conditioning appliances, including piping to hot and cold water lines and drains for such purposes, in whole or in part, except to a person holding a valid, unexpired and unrevoked Water Conditioning Contractor/Installer Registration, issued by the City as more fully described herein.

§9-1202. Registration.

- A. Reserved.
- B. Master Registration. A Master Registration may be issued to an electrician, mechanic (including heating, ventilation and air conditioning (HVAC) technicians), steamfitter, pipefitter, or plumber engaged in the business of and skilled in the planning, superintending and practical installation of electrical, mechanical, plumbing, fuel gas or onsite wastewater treatment systems and who is familiar with the ordinances and regulations governing the same as regulated by this code.

No person shall engage in the electrical, mechanical, steam-fitting, pipefitting, plumbing business, erection, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any electrical, mechanical, or plumbing system, in whole or in part, as may be regulated by this code and for which a permit is required, within the City and its 2 mile extraterritorial jurisdiction without having first obtained a Master Registration. In order to obtain a Master Registration from the City an individual shall complete an application form – said form made available by the office of the code official – and provide evidence of passed examination (for which a registration is sought) as further described herein, and provide a copy of a certificate of liability insurance in accordance with Section 9-1204.

- C. Journeyman Registration. A Journeyman Registration may be issued to an electrician, mechanic (including heating, ventilation and air conditioning (HVAC) technicians), steamfitter, pipefitter, or plumber having the necessary qualifications, training, experience, and technical knowledge to erect, install, construct, alter, relocate, replace, repair, maintain, remove or demolish any electrical, mechanical, or plumbing equipment regulated by this code.

No person shall engage in the electrical, mechanical, steam-fitting, pipefitting, plumbing business, erection, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any electrical, mechanical, or plumbing system, in whole or in part, as may be regulated by this code and for which a permit is required, within the City and its 2 mile extraterritorial jurisdiction without having first obtained a Journeyman Registration. In order to obtain a Journeyman Registration from the City an individual shall complete an application form – said form made available by the office of the code official – and provide evidence of passed examination (for

which a registration is sought) as further described herein, ~~and provide a copy of a certificate of liability insurance in accordance with Section 9-1204.~~

- D. **Apprentice Registration.** An Apprentice Registration may be issued to an electrician, mechanic (including heating, ventilation and air conditioning (HVAC) technicians), steamfitter, pipefitter, or plumber engaged in learning and assisting in the erection, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any electrical, mechanical, or plumbing equipment regulated by this code.

No person shall engage in the electrical, mechanical, steam-fitting, pipefitting, or plumbing business, erection, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any electrical, mechanical, or plumbing system, in whole or in part, as may be regulated by this code and for which a permit is required, within the City and its 2 mile extraterritorial jurisdiction except under the personal supervision and direction and in the presence of a duly registration tradesman carrying a valid, unexpired and unrevoked Master Registration or Journeyman Registration, for the respective trade. On-site supervision of an Apprentice Registration to Journeyman Registration should follow a 3:1 ratio.

- E. **Onsite Wastewater Treatment Professionals Registration.** An Onsite Wastewater Treatment Professionals Registration may be issued to an onsite wastewater treatment professional engaged in the business of and skilled in the planning, superintending and practical installation of onsite wastewater treatment systems and who is familiar with the ordinances and regulations governing the same as regulated by the state of Nebraska and this code.

No person shall engage in the onsite wastewater treatment business, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any onsite wastewater treatment system, in whole or in part, as may be regulated by the state of Nebraska or any of these codes pertaining to onsite wastewater treatment systems for which a permit is required, within the City and its 2 mile extraterritorial jurisdiction without having first obtained an Onsite Wastewater Treatment Professionals Registration. In order to obtain an Onsite Wastewater Treatment Professionals Registration from the City an individual shall complete an application form – said form made available by the office of the code official – and provide evidence of passed examination (for which a registration is sought) as further described herein, and provide a copy of a certificate of liability insurance in accordance with Section 9-1204.

- F. **Water Conditioning Contractor/Installer Registration.** A Water Conditioning Contractor/Installer Registration may be issued to a water conditioning system contractor and/or installer engaged in the business of and skilled in the installation, repair, replacement, relocation, or removal of water conditioning appliances, including piping to hot and cold water lines and drains for such purposes, regulated by this code.

No person shall engage in the installation, repair, replacement, relocation, or removal of water conditioning appliances, including piping to hot and cold water lines and drains for such purposes, in whole or in part, as may be regulated by this code and for which a permit is required, within the City and its 2 mile extraterritorial jurisdiction without having first obtained a Water Conditioning Contractor/Installer Registration. In order to obtain a Water Conditioning Contractor/Installer Registration from the City an individual shall complete an

application form – said form made available by the office of the code official – and provide evidence of passed examination (for which a registration is sought) as further described herein, and provide a copy of a certificate of liability insurance in accordance with Section 9-1204.

- G. Expiration. Registration shall expire annually on the anniversary date of the date of issuance. A renewal application must be received by the offices of the code official, along with a renewal fee, no less than 90 days after the expiration date in order to avoid work stoppages. Any work performed on an expired registration is considered to be work performed without a registration and is subject to the same penalties as described herein.

§9-1203. Examination.

- A. Electricians. Electricians will have taken - and successfully passed - a written examination given by the Nebraska State Electrical Board or one of its reciprocating agencies.
- B. Mechanics, Steamfitters, and Pipefitters. Mechanics (including heating, ventilation and air conditioning (HVAC) technicians), Steamfitters, and Pipefitters will have taken - and successfully passed - a written examination administered by the National Inspection Testing and Certification Corporation (NITC) or the Education Testing Service (ETS).

Exception: Mechanics (including heating, ventilation and air conditioning (HVAC) technicians), Steamfitters, and Pipefitters having taken - and successfully passed - a written examination in obtaining a registration from another Nebraska municipality having similar examination procedures, may provide a copy of such valid, unexpired and unrevoked registration in lieu of passed examination evidence.

- C. Plumbers. Plumbers will have taken - and successfully passed - a written examination administered by the National Inspection Testing and Certification Corporation (NITC) or Education Testing Service (ETS).

Exception: Plumbers having taken - and successfully passed - a written examination in obtaining a registration from another Nebraska municipality having similar examination procedures, may provide a copy of such valid, unexpired and unrevoked registration in lieu of passed examination evidence.

- D. Onsite Wastewater Treatment Professionals. Onsite Wastewater Treatment Professionals will have taken - and successfully passed - a written examination administered by the State of Nebraska Department of Environmental Quality (NDEQ).

- E. Water Conditioning Contractor/Installer. Water Conditioning Contractor/Installer will have taken – and successfully passed – a written examination administered by the code official.

Exception: Water Conditioning Contractor/Installer having taken – and successfully passed – a written examination in obtaining registration from another Nebraska municipality having similar examination procedures, may provide a copy of such valid, unexpired and unrevoked registration in lieu of passed examination evidence.

§9-1204. Liability Insurance. Before any registration may be issued, an unexpired certificate of liability insurance in an amount of no less than \$1,000,000, with the City being named as additionally insured, shall be filed with the City. The certificate shall remain unexpired as long

as the applicant maintains a registration and the certificate shall state that the applicant shall indemnify and hold harmless the City, and shall indemnify and person from all damages caused by any neglect arising from a failure to protect any work and that such applicant shall be governed by the rules and requirements provided by this code and which may be hereafter adopted by the City. Such policy of insurance shall provide that it cannot be canceled until ten (10) days written notice of such cancellation has been filed with the City. Cancellation or termination of any insurance policy issued for or in compliance with the provision hereof shall automatically terminate any registration, unless another policy complying with the provisions herein shall be provided and in full force and effect at the time such a cancellation or termination becomes effective.

§9-1205. Swimming Pools.

- A) Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.
- B) An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:
 - a. The top of the barrier shall be at least 72 inches (1828.8 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
 - b. Openings in the barrier shall not all the passage of a 4-inch-diameter (102 mm) sphere.
 - c. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
 - d. Maximum mesh size for chain link fences shall be a 2 ¼ -inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 ¾ inches (44 mm).
 - e. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 ¾ inches (44mm).
 - f. Access gates shall comply with the requirements of Items a through e, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - i. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
 - ii. The gate and barrier shall have no opening larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

g. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

- i. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;
- ii. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
- iii. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item g.i or g.ii described herein.

h. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

- i. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
- ii. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items a through g. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

C) Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

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Appendix A

Fee Schedule

On buildings and structures, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedule:

TOTAL VALUATION	FEE
\$1 to \$500	\$30
\$501 to \$2,000	\$30 for the first \$1600; plus \$1.50 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 to \$25,000	\$66 for the first \$2,000; plus \$6 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$25,001 to \$100,000	\$204 for the first \$25,000; plus \$4.50 for each additional \$1,000 or fraction thereof, up to and including \$50,000
\$50,001 to \$100,000	\$316.50 for the first \$50,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 to \$500,000	\$466.50 for the first \$100,000; plus \$2.55 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 and over	\$1456.50 for the first \$500,000; plus \$2.10 for each additional \$1,000 or fraction thereof

On electrical systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedule:

Permit issuance

1. For issuing each permit \$6.00

Valuation Schedule (in addition to item 1 above)

- | | |
|----------------------|--|
| \$1 to \$2,000 | \$24.00 |
| \$2,001 to \$5,000 | \$12.00 per each \$1,000 valuation or fraction thereof |
| \$5,001 to \$10,000 | \$60.00 plus \$7.00 per each \$1,000 valuation or fraction thereof above \$5,000 |
| \$10,001 to \$50,000 | \$95.00 plus \$6.00 per each \$1,000 valuation or fraction thereof above \$10,000 |
| \$50,001 and over | \$335.00 plus \$5.00 per each \$1,000 valuation or fraction thereof above \$50,000 |
2. Reconnection of furnaces, water heaters, and air conditioners with like

equipment of the same energy
source (includes item 1 above)

On gas and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedule:

Permit issuance

1. For issuing each permit \$12.00

Unit Fee Schedule (in addition to item 1 above)

- | | |
|---|---------|
| 2. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore) | \$9.00 |
| 3. For each private sewage disposal system (septic tank/holding tank) | \$46.00 |
| 4. For each gas piping system of 1 to 4 outlets | \$9.00 |
| 5. For each gas piping system of 5 or more, per outlet | \$3.00 |
| 6. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps | \$9.00 |
| 7. For installation, alteration or repair of water piping, and/or water treating equipment | \$9.00 |
| 8. For repair or alteration of drainage or vent piping | \$9.00 |
| 9. For each lawn sprinkler system on any one meter, including backflow protection devices therefore | \$9.00 |
| 10. For each water heater and/or vent | \$9.00 |
| 11. For vacuum breakers or backflow protective devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures, including necessary water piping 1 to 4 | \$9.00 |
| 12. For 5 or more, each | \$3.00 |
| 13. For each ventilation fan connected to a single duct | \$8.00 |

On mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedule:

Permit issuance

1. For issuing each permit (and any supplemental permits) \$12.00

Unit Fee Schedule (in addition to item 1 above)

2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 btu/h	\$16.00
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 btu/h	\$21.00
4. For the installation or relocation of each floor furnace, including vent	\$16.00
5. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$16.00
6. For the installation, relocation, replacement of each appliance vent installed and not included in an appliance permit	\$8.00
7. For the repair of, alteration of or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation or controls regulated by this code	\$16.00
8. For the installation or relocation of each boiler or compressor to and including three (3) horsepower, or each absorption system to and including 100,000 btu/h	\$16.00
9. For the installation or relocation of each boiler or compressor over three (3) horsepower to and including 15 horsepower, or each absorption system over 100,000 btu/h and including 500,000 btu/h	\$30.00
10. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 btu/h to and including 1,000,000 btu/h	\$41.00
11. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 btu/h to and including 1,750,000 btu/h	\$62.00
12. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 btu/h	\$104.00
13. For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	\$13.00

The above fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code.

14. For each air handling unit over 10,000 cfm	\$21.00
15. For each evaporative cooler other than portable type	\$13.00
16. For each ventilation fan connected to a single duct	\$8.00

17. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$13.00
18. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$13.00
19. For the installation or relocation of each domestic-type incinerator	\$22.00
20. For the installation or relocation of each commercial or industrial-type incinerator	\$44.00
21. For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$13.00
22. For each fireplace (including venting system)	\$16.00
23. For each water heater	\$9.00
24. For each gas piping system (4 or less outlets)	\$9.00
25. For each gas piping system (5 or more outlets)	\$3.00/ea.
26. For each air-handling unit over 10,000 cfm	\$21.00
27. For each evaporative cooler other than portable type	\$13.00
28. For each ventilation fan connected to a single duct	\$8.00

Other Plan Review and Inspection-related fees:

- (1) — Inspections performed outside of normal business hours. Where previously approved by the Code Official, inspections performed outside of normal business hours shall be billed at a rate of \$50.00 per hour with a minimum of a one and one-half hour charge.
- (2) — Re-inspections. A re-inspection fee in the amount of \$50.00 may be assessed by the Code Official when:
- (i) — Inspections called for are not ready, or are not readily available for inspection,
 - (ii) — The building address or permit is not clearly posted,
 - (iii) — City approved plans are not on-site, or
 - (iv) — Correction items have not been corrected.
- (3) — Plan Review and inspections for which no fee is specifically identified. Plan review fee and inspection fees, including re-review of shall be assessed at a rate of \$50.00 per hour.

Investigation Fee: If work for which a permit is required by the building ordinance is commenced prior to obtaining a required permit, the fees specified in this appendix shall be doubled, with a minimum fee of \$100.00.

Registration Fees: All tradesmen engaged in the electrical, mechanical, or plumbing contracting business, erection, installation, construction, alteration, relocation, replacement, repair,

maintenance, removal or demolition of any electrical, mechanical, or plumbing system, in whole or in part, are required to obtain an occupational registration and pay a fee as follows:

REGISTRATION	FEE
Master Registration	\$75.00
Master Examination*	\$275.00
Journeyman Registration	\$30.00
Journeyman Examination*	\$275.00
Apprentice Registration	\$30.00
Onsite Wastewater Treatment Professional Registration	\$75.00
Water Conditioning Contractor/Installer Registration	\$30.00
Water Conditioning Contractor/Installer Examination*	\$30.00
Renewal Fee	\$30.00

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* For examinations administered by the City. All other examination fees shall be paid directly to the proctor.

Permit fees for *new construction* and *additions* shall be based on the total construction value of the proposed work. The total construction value shall include all labor and material cost including electrical, mechanical, plumbing, etc. The valuation shall be based on the most recent published values per square foot as established by the International Code Council Building Valuation Data (BVD) using a regional construction cost adjustment factor of .0055 except where a valid cost breakdown is submitted to and approved by the Building Official. A valid cost breakdown shall be the actual contract cost (including all labor and materials) as provided by the applicant and accepted as reasonable by the Building Official. Any finished basements that are completed *during* the new construction, the fee for the basement square footage will be assessed at 50% of the BVD.

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The total valuation of building alterations, accessory structures, decks, porches, in-ground pools, roofs, siding, windows, doors, gutters and other work not specifically stated in flat fee permit list shall be based on actual contract cost (including all labor and materials) or estimated cost as established by the Building Official based on cost typically charged for the work. The valuation for projects listed above must include electrical, plumbing and/or mechanical fees if that work is being completed. See the following fee schedule:

TOTAL VALUATION	FEE
<u>\$1 to \$1600</u>	<u>\$30</u>
<u>\$1601 to \$2,000</u>	<u>\$30 for the first \$1600; plus \$1.50 for each additional \$100 or fraction thereof, up to and including \$2,000</u>
<u>\$2,001 to \$25,000</u>	<u>\$36 for the first \$2,000; plus \$6 for each additional \$1,000 or fraction thereof, up to and including \$25,000</u>

<u>\$25,001 to \$50,000</u>	<u>\$174 for the first \$25,000; plus \$4.50 for each additional \$1,000 or fraction thereof, up to and including \$50,000</u>
<u>\$50,001 to \$100,000</u>	<u>\$286.50 for the first \$50,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$100,000</u>
<u>\$100,001 to \$500,000</u>	<u>\$436.50 for the first \$100,000; plus \$2.55 for each additional \$1,000 or fraction thereof, up to and including \$500,000</u>
<u>\$500,001 and over</u>	<u>\$1456.50 for the first \$500,000; plus \$2.10 for each additional \$1,000 or fraction thereof</u>

<u>Flat Fee Permits</u>	
<u>Above Ground Pool</u>	<u>\$30</u>
<u>Commercial Work-Site Trailer (includes all hookups)</u>	<u>\$100</u>
<u>Electrical – 101-200 Amp</u>	<u>\$30</u>
<u>Electrical – 1-100 Amp</u>	<u>\$30</u>
<u>Electrical – 201-400 Amp</u>	<u>\$65</u>
<u>Electrical – 401-600 Amp</u>	<u>\$105</u>
<u>Electrical – 601-800 Amp</u>	<u>\$145</u>
<u>Electrical – 801-1000 Amp</u>	<u>\$185</u>
<u>Electrical – Larger than 1001 Amp</u>	<u>\$200</u>
<u>Electrical – New Branch Circuit and Feeders</u>	<u>\$30</u>
<u>Electrical – Repair work on existing sign</u>	<u>\$30</u>
<u>Electrical – Repair/Work Existing Electrical Service</u>	<u>\$30</u>
<u>Electrical – Storm Damage Repair</u>	<u>\$30</u>
<u>Fence/Retaining Wall (0-300 Lineal Feet)</u>	<u>\$30</u>
<u>Fence/Retaining Wall (301+ Lineal Feet)</u>	<u>\$50</u>
<u>Flood Plain Development</u>	<u>\$50</u>
<u>Full Demolition</u>	<u>\$250</u>
<u>Grading – Over 1 Acre</u>	<u>\$100</u>
<u>Interior Demolition</u>	<u>\$125</u>
<u>Letter of Flood Plain Determination</u>	<u>\$50</u>
<u>Letter of Map Amendment (LOMA) Community Acknowledgement</u>	<u>\$50</u>
<u>Mechanical – Cooling Only Replacement (includes electrical)</u>	<u>\$30</u>
<u>Mechanical – Gas Piping</u>	<u>\$30</u>
<u>Mechanical – Heating and Cooling Replacement (includes electrical)</u>	<u>\$50</u>

<u>Mechanical – Heating Only Replacement (includes electrical)</u>	<u>\$30</u>
<u>New Mobile Home (includes all hookups)</u>	<u>\$200</u>
<u>Plumbing – Fixture Opening</u>	<u>\$30</u>
<u>Plumbing – Gas Piping</u>	<u>\$30</u>
<u>Plumbing – Water Conditioner</u>	<u>\$30</u>
<u>Plumbing – Water Heater</u>	<u>\$30</u>
<u>Septic System</u>	<u>\$100</u>
<u>Septic System-Field Only</u>	<u>\$50</u>
<u>Septic System-Tank Only</u>	<u>\$50</u>
<u>Sign – 1-35 Sq Ft</u>	<u>\$40</u>
<u>Sign – 36-75 Sq ft</u>	<u>\$80</u>
<u>Sign – 76-150 Sq Ft</u>	<u>\$150</u>
<u>Sign – 151-300 Sq Ft</u>	<u>\$200</u>
<u>Sign – Over 300 Sq Ft</u>	<u>\$300</u>
<u>Sign – Temporary</u>	<u>\$30</u>

Any encroachment in the right of way in the Downtown Commercial District, such as sidewalk cafés, awnings, etc will be assessed by the following fee schedule:

<u>Project Valuation</u>	<u>Fee</u>
<u>\$1 - \$50</u>	<u>\$5</u>
<u>\$51 - \$200</u>	<u>\$10</u>
<u>\$201 - \$1000</u>	<u>\$15</u>
<u>\$1001 - \$5000</u>	<u>\$20</u>
<u>Over \$5001</u>	<u>\$30</u>

Other Plan Review and Inspection Related Fees:

- (1) Inspections Performed Outside of Normal Business Hours. Where previously approved by the Code Official, inspections performed outside of normal business hours shall be billed at a rate of \$300.00 per hour with a minimum of a one and one-half hour charge.
- (2) Re-inspections. A re-inspection fee in the amount of \$50.00 may be assessed by the Code Official when:
 - a. Inspections called for are not ready, or are not readily available for inspection,
 - b. The building address or permit is not clearly posted,
 - c. City approved plans are not on-site, or
 - d. Correction items have not been corrected.
- (3) Plan Review and Inspections For Which No Fee Is Specifically Identified. Plan review fee and inspection fees, including re-review of shall be assessed at a rate of \$50.00 per hour.

Work Performed Without A Permit Fee: If work for which a permit is required by the building ordinance is commenced prior to obtaining a required permit, the following penalties will be assessed:

- (a) First Offense: A fee of \$100.00 plus the permit fees per the master fee schedule.
- (b) Second Offense: A fee of \$500.00 plus the permit fees per the master fee schedule.
- (c) Third Offense: A general contractor performing work without a permit will not be issued any building permits for 6 months and must be reviewed by the Building Code Advisory and Appeals Board before reissuance of permits. The master registration for the electrical, mechanical or plumbing contractor performing work without a permit will be revoked for 6 months and reinstated after review by the Building Code Advisory and Appeals Board.

Registration Fees: All tradesmen engaged in the electrical, mechanical, or plumbing contracting business, erection, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any electrical, mechanical, or plumbing system, in whole or in part, are required to obtain an occupational registration and pay a fee as follows:

<u>REGISTRATION</u>	<u>FEE</u>
<u>Master Registration</u>	<u>\$75.00</u>
<u>Master Examination*</u>	<u>\$275.00</u>
<u>Journeyman Registration</u>	<u>\$30.00</u>
<u>Journeyman Examination*</u>	<u>\$275.00</u>
<u>Apprentice Registration</u>	<u>\$30.00</u>
<u>Onsite Wastewater Treatment Professional Registration</u>	<u>\$75.00</u>
<u>Water Conditioning Contractor/Installer Registration</u>	<u>\$30.00</u>
<u>Water Conditioning Contractor/Installer Examination*</u>	<u>\$30.00</u>
<u>Renewal Fee</u>	<u>\$30.00</u>

* For examinations administered by the City. All other examination fees shall be paid directly to the proctor.